



**ALMONDELL**

ROBERTSON HOMES



## ALMONDELL HOME TO MORE

There's something rather special about a Robertson home. Each one is unmistakable. With more of the things that matter, like space, light, clever layouts and thoughtful features you won't believe we've even thought of. Create lively family places, spaces for catching up and quiet hideaways made for working from home. However you live in yours, it's home to more.





## SPACE YOU CAN LOSE YOURSELF IN

Welcome to rooms that are large and beautifully proportioned, with ceilings that are higher than you'd expect. It's not just a feeling of space, it is space. From cinema rooms to garden rooms, from utility rooms to dressing rooms, there's a place for everything here.

Kitchens are big, bright and open plan with breakfast bars, and extra room for sofas to relax and socialise. Most of our bedrooms are double sized with plenty of storage, many with en-suites or Jack and Jill bathrooms. Whichever space you're in, you'll find the same quality of design and finish right down to the smallest details.





## THERE'S LIGHT. THEN THERE'S MAKING THE MOST OF EVERY RAY

Even on the duller days, natural light floods through a Robertson home. It's all thanks to the beautiful arrangement and placement of the windows in every room, especially the one in the Garden Room. Each one has a statement Cathedral-style window – one of Robertson Homes' signature features. Its size and impeccable design is in perfect unison with the scale of the room and height of the ceiling.

It also gives you a beautiful view of the great outdoors, whether this is over your private garden or offering a tantalising glimpse of the natural surroundings beyond the home. Letting the outdoors in by encouraging a flow of natural daylight, not only makes your home look even more spacious but it can help support feelings of well-being all year round.







## QUALITY IN EVERY DELICIOUS DETAIL

You can see the quality in our kitchens on every surface and around every corner. Not just the finish, but the millimetre-perfect fitting and the choice of modern appliances. Beautifully designed and equipped, you can choose from a selection of colours and styles. And if you're looking for something even more special, there's a luxury upgrade option in both the kitchen and utility room.

Crafted units have soft-close doors and drawers with the option to add an integrated wine cooler. Appliances such as ovens, microwaves, 4 or 5 zone induction hobs by AEG and integrated dishwashers\* and fridge freezers from Electrolux are included as standard. As is a 1.5 bowl stainless steel sink with drainer and chrome mixer tap.

Everything is stylishly and softly lit by slimline LED lighting and downlighters, controlled from satin chrome switch plates.

\*Dishwashers are extra in Behrens and Easton Garden Room.







## STYLE THAT'S MADE WITH SUBSTANCE

From pampering nights to getting the family ready for bed, it's all done in sumptuous style here. We've chosen contemporary sanitary ware by top international brand Laufen, complemented by stylish chrome taps and fittings by Hansgrohe. There's a choice of wall tiling\* from the Porcelanosa range, with half-height tiling around the bath, plus full-height tiling around showers.

Each bathroom, en-suite and cloakroom features elegant design and superior specification. En-suites have thermostatic showers, with low-profile trays, quality glass and chrome doors. The primary en-suite has cabinets and fittings, heated towel rails (white) and modern downlighters.

\*Subject to construction stage





## EVERYTHING YOU WOULDN'T EXPECT

There's no such thing as everyday here. Instead get more from living every day in rooms designed with real purpose, function and joy. Cinema rooms turn film nights into family adventures, utility rooms take the drama out of dirty boots and mucky paws, and studies can transform your workspace into a virtual sanctuary. From dressing rooms to garden rooms, from wine coolers to warming drawers, whatever you enjoy doing, you'll find your perfect space here.







## THERE'S LOCATION. THEN THERE'S BEING IN JUST THE RIGHT PLACE

A peaceful idyll surrounded by the most beautiful countryside, Almondell is a new addition to the now established and growing community of Calderwood Village.

Within easy reach of great cities, sweeping landscapes and spectacular coastlines, you're perfectly located for exploring some of Scotland's finest sights and most exhilarating sounds, where you experience nature and history in the same breath.

East Calder is surrounded by the stunning Almondell & Calderwood Country Park. Formed from two historic noble estates, this woodland attraction is a haven of trails and green spaces. The ideal place to walk off your Sunday lunch and spot a roe deer or two.

Living harmoniously alongside this natural bounty are your day-to-day essentials. This small, friendly community has convenience stores, GP and dental surgeries, a sports centre and eateries, amongst which is a brand new café within Calderwood Village.

And nearby Livingston is the place to go for the bright lights of retail and entertainment. Be dazzled by The Centre and Livingston Designer Outlet with over 200 shops, restaurants, cinema complex and indoor golf centre.

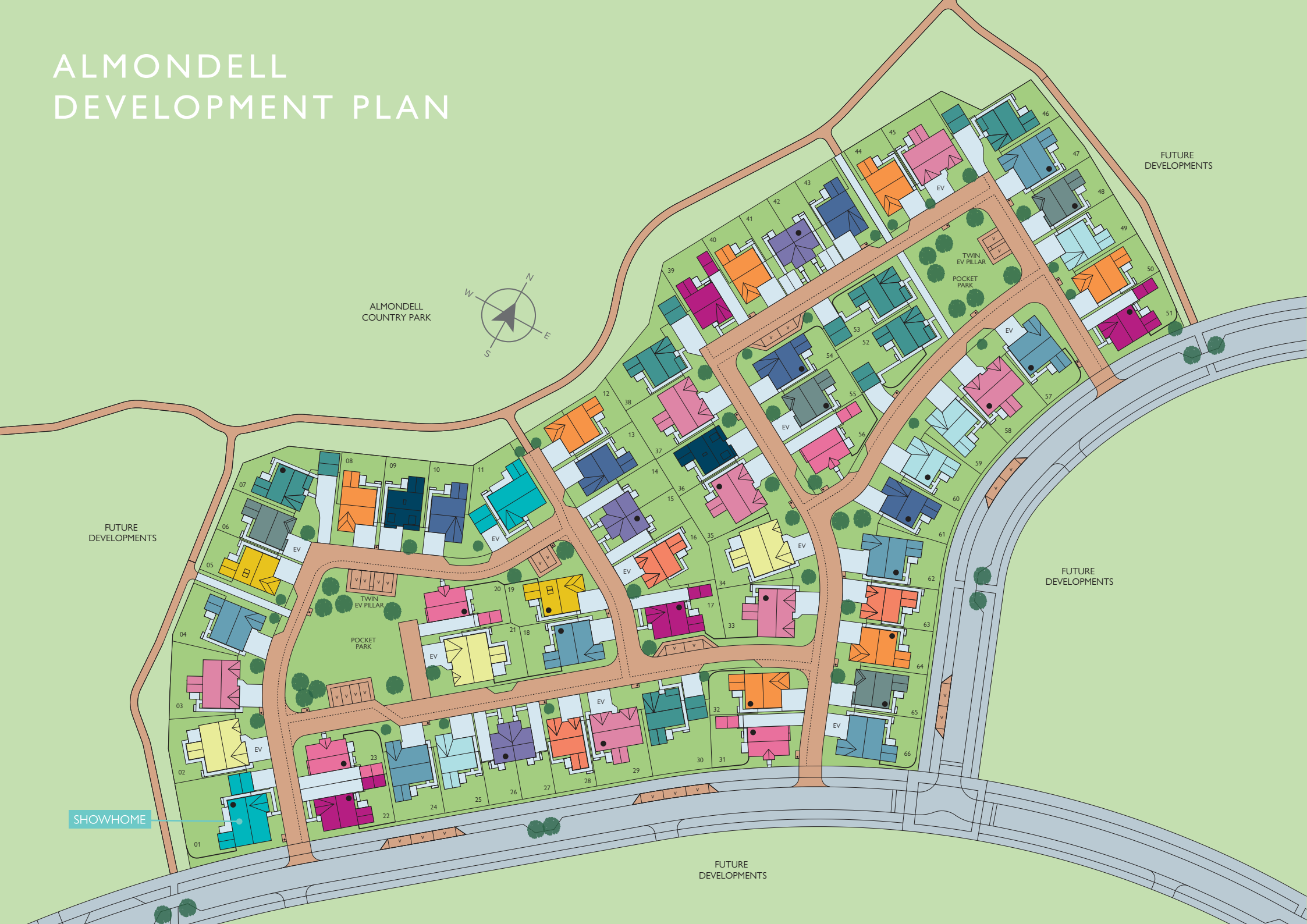
Situated in Calderwood Village is Calderwood Primary School, new and purpose-built, it's within walking distance of Almondell. Also nearby are St Paul's RC and East Calder Primary, both just a few minutes drive away.

Secondary schools include St Margaret's Academy, West Calder High School and the James Young High School. And moving up to higher education is West Lothian College in Livingston.

Calderwood is on the doorstep to anywhere you want to go. Nearby Kirknewton train station has regular services to Edinburgh and Glasgow, and local buses connect you to Livingston and other West Lothian towns. It's just 10 minutes by car onto the M8 and M9 motorways that link you to central Scotland. Or fly from Edinburgh Airport to Europe and beyond.



# ALMONDELL DEVELOPMENT PLAN



- BEHRENS
- EASTON GARDEN ROOM
- ELLIOT GARDEN ROOM
- GUIMARD MKII
- EVERETT GARDEN ROOM
- JACOBSON GARDEN ROOM
- HUTTON GARDEN ROOM
- LAWRIE GARDEN ROOM
- LEONARDO GARDEN ROOM MKII
- MACKINTOSH GARDEN ROOM MKII
- EVERETT GRAND
- MITCHELL GARDEN ROOM
- LAWRIE GRAND
- MURRAY GARDEN ROOM MKII
- NASMYTH GARDEN ROOM

- DENOTES OPPOSITE HANDING
- EV DENOTES ELECTRIC VEHICLE CHARGING POINT

**Please Note:** Affordable housing has not yet been allocated on this development at the time of print.  
Please speak to a Sales Executive for any further information.





A HOME THAT KEEPS ON GIVING

Every Robertson home comes with superior specification included as standard, but because we understand that you may want to make your home unique to you, we've developed a wide range of finishing touches for you to choose from including upgraded appliances like a larger hob, warming drawer or wine cooler, luxury work surfaces, tiling and door choices.



- ✓ INCLUDED
- NOT APPLICABLE
- ◆ OPTIONAL EXTRA\*
- CUSTOMER CHOICE\*

		BEHRENS	EASTON GARDEN ROOM	ELLIOT GARDEN ROOM	GUIMARD MKII	EVERETT GARDEN ROOM	JACOBSON GARDEN ROOM	HUTTON GARDEN ROOM	LAWRIE GARDEN ROOM	LEONARDO GARDEN ROOM MKII	MACKINTOSH GARDEN ROOM MKII	EVERETT GRAND	MITCHELL GARDEN ROOM	LAWRIE GRAND	MURRAY GARDEN ROOM MKII	NASMYTH GARDEN ROOM
Kitchen	Stainless Steel 1.5 bowl sink with chrome mixer tap	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Stainless Steel single oven by AEG and stainless steel Microwave in tall unit by AEG	–	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Stainless Steel oven by AEG – below counter	✓	–	–	–	–	–	–	–	–	–	–	–	–	–	–
	Fully integrated Fridge/Freezer by ELECTROLUX	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Induction Hob – 4 zone by AEG with extractor by ELECTROLUX	✓	✓	✓	✓	✓	✓	✓	✓	–	–	–	–	–	–	–
	Induction Hob – 5 zone by AEG with extractor by ELECTROLUX	–	◆	◆	◆	◆	◆	◆	◆	✓	✓	✓	✓	✓	–	✓
	Hob with extractor by MIRO	–	–	–	–	–	–	–	–	–	–	–	–	–	✓	–
	Fully integrated Dishwasher by ELECTROLUX	◆	◆	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	All switchplates and sockets to kitchens to be satin chrome with white inserts	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Choice of worktops from a selection of Composites and upstand to match*	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
	Worktop upstand to match main worktop*	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Stainless Steel single bowl sink with drainer and chrome mixer tap in utility	–	✓	✓	✓	–	✓	✓	✓	✓	✓	–	✓	✓	✓	✓
Bathroom & en-suites	Downlighters†	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	LAUFEN VAL slimline basin with HANSGROHE mixer tap, push-open waste	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	LAUFEN under-basin vanity unit to Primary bedroom en-suite	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
	LAUFEN PRO back to wall pan with slimline soft close seat and dual flush reef plate	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Thermostatic bath shower mixer HANSGROHE Ecostat to family bathroom	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Thermostatic shower HANSGROHE to en-suites	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	PORCELANOSA Half-height tiling to 3 walls around bath and tiled bulkhead with chrome tile edging, full height tiling to shower	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Wardrobes	Waterproof downlighters in main bathroom and en-suite 1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Wardrobe to Primary Bedroom to be solid or glazed doors and to include internal pack*	■	–	–	–	■	–	■	■	–	■	–	–	–	■	–
	Walk-in-wardrobe	–	✓	✓	✓	–	✓	–	–	✓	–	✓	✓	✓	–	✓
Security & external	Wardrobe to bedroom 2 to be solid or glazed doors and to include internal pack	◆	■	■	■	■	■	■	■	■	■	■	■	■	■	■
	High performance entrance door and security light to rear door	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Alarm	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Turfed front garden	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Fencing with gate	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Monoblock driveway	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	External tap	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆
Internal Paint colour	Slabbing/Patio to rear of house	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	White finish to walls and ceilings and mist grey internal doors, skirtings and facings.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

\*Subject to construction stage †Downlighters not to utility

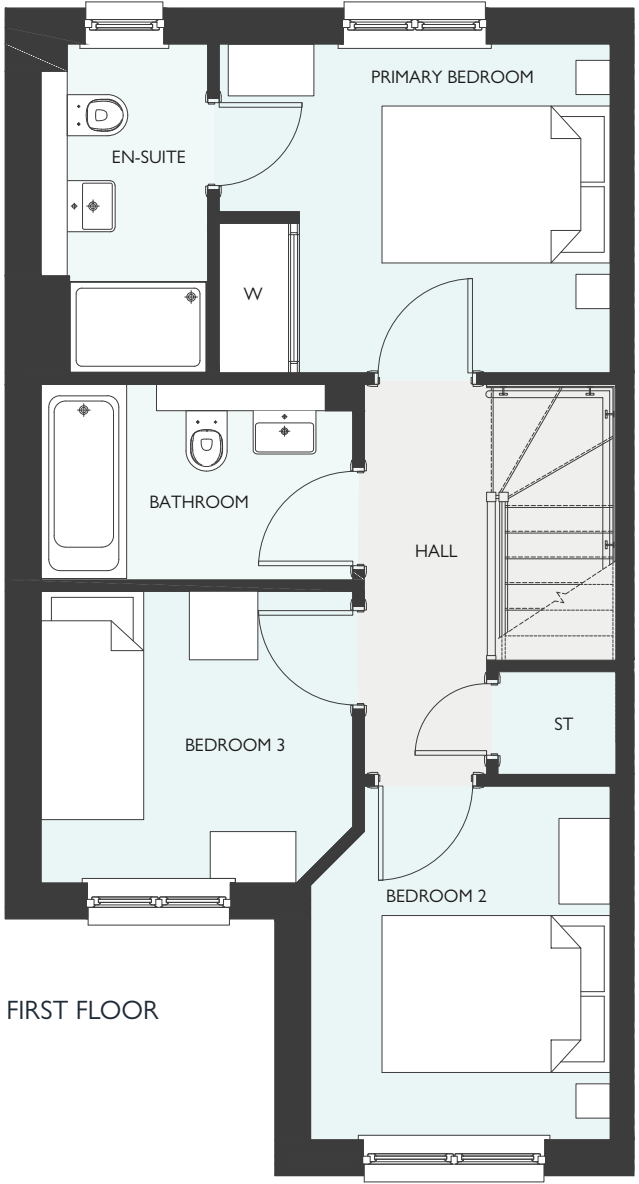
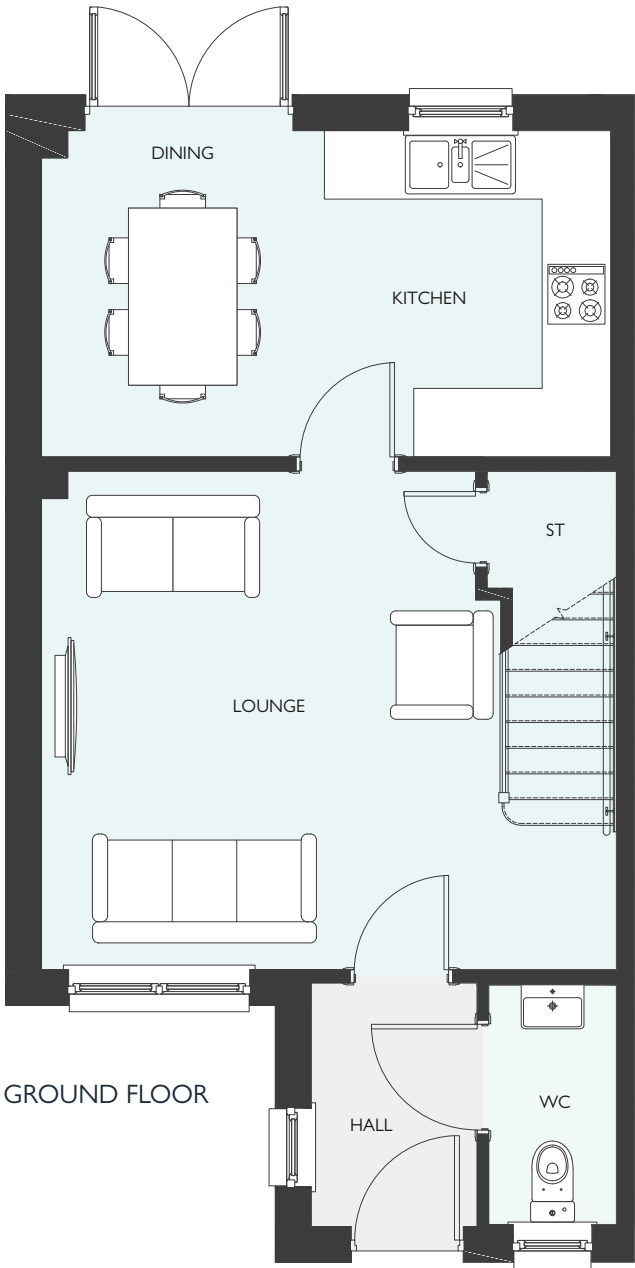


BEHRENS



GROUND FLOOR	METRIC	IMPERIAL
Lounge	4368 × 4026	14' 4" × 13' 2"
Kitchen/Dining	4988 × 2859	16' 4" × 9' 5"
WC	2089 × 1120	6' 10" × 3' 8"
FIRST FLOOR	METRIC	IMPERIAL
Primary Bedroom	3425 × 2882	11' 3" × 9' 5"
En-Suite	2882 × 1460	9' 5" × 4' 9"
Bedroom 2	3100 × 2625	10' 2" × 8' 7"
Bedroom 3	2732 × 2555	9' 0" × 8' 5"
Bathroom	2732 × 1712	9' 0" × 5' 7"

All dimensions are shown as maximum. Often taken to doorways, bedrooms include wardrobes where applicable. Wet rooms include showers and baths. Kitchens, where open plan, are taken to breakfast bars/worktops. The largest measurement is noted first whether this be length or width. All sizes are deemed to be +/-50mm (construction industry tolerance).



THREE BEDROOM  
SEMI-DETACHED HOME  
922 SQUARE FEET

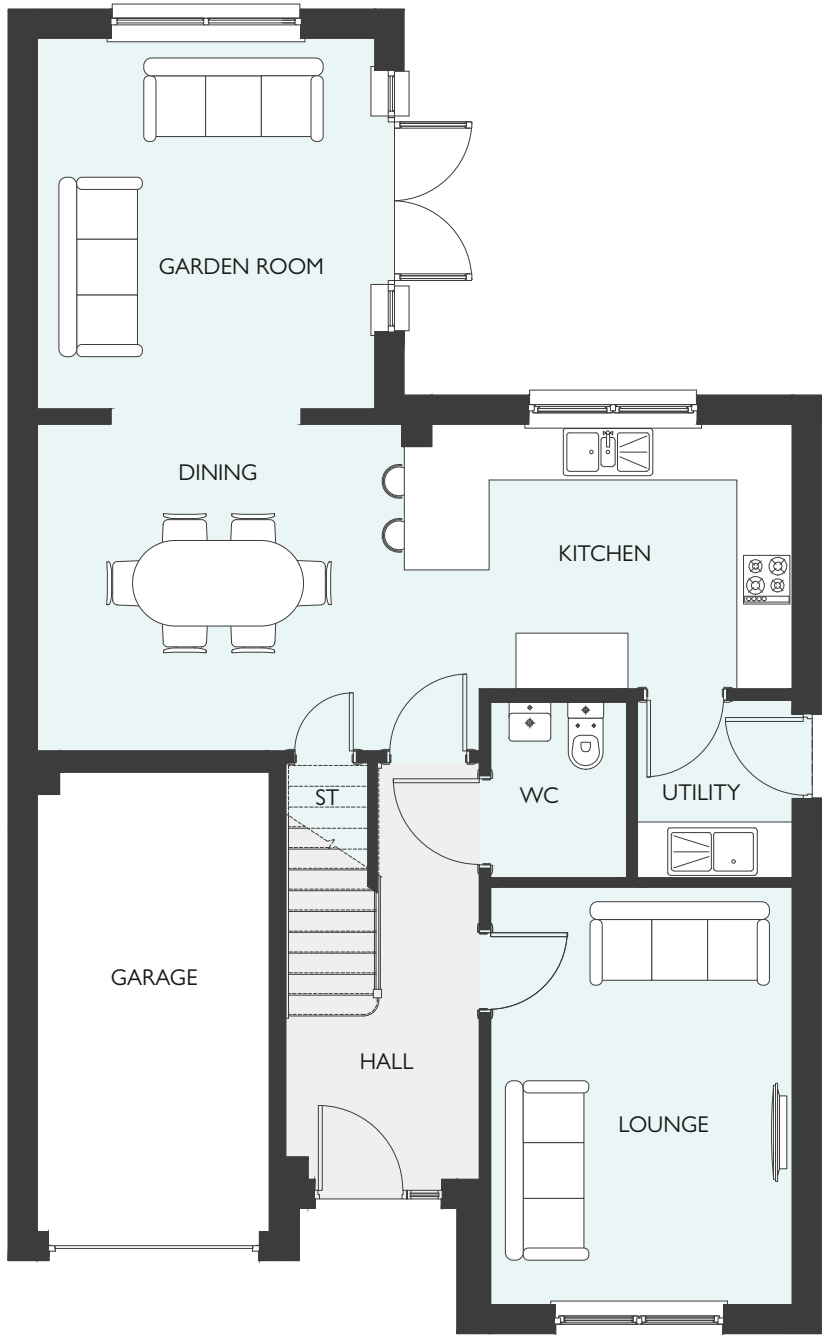


EASTON GARDEN ROOM

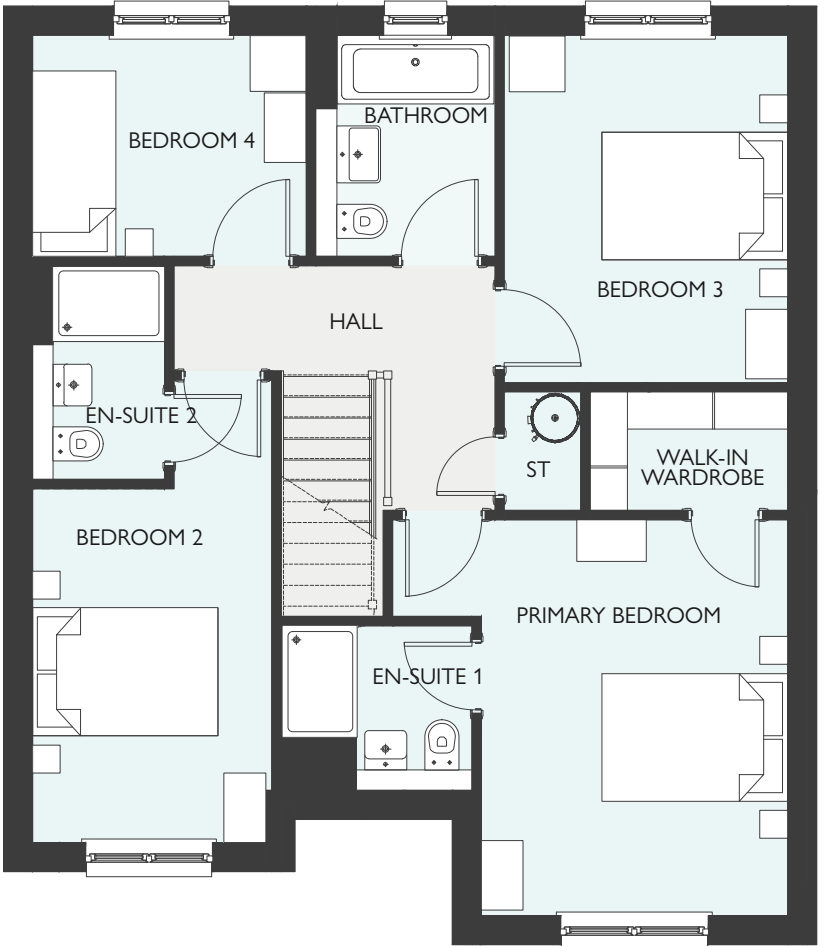


GROUND FLOOR	METRIC	IMPERIAL
Lounge	4500 x 3250	14' 9" x 10' 8"
Kitchen	4183 x 2852	13' 9" x 9' 4"
Dining	3957 x 3523	13' 0" x 11' 7"
Garden Room	3996 x 3639	13' 1" x 11' 11"
Utility	1911 x 1668	6' 3" x 5' 6"
WC	1893 x 1463	6' 3" x 4' 10"
FIRST FLOOR	METRIC	IMPERIAL
Primary Bedroom	4268 x 3302	14' 0" x 10' 10"
En-Suite 1	2056 x 1776	6' 9" x 5' 10"
Walk-in Wardrobe	2128 x 1275	7' 0" x 4' 2"
Bedroom 2	3816 x 2579	12' 6" x 8' 6"
En-Suite 2	2300 x 1425	7' 7" x 4' 8"
Bedroom 3	3744 x 3053	12' 3" x 10' 0"
Bedroom 4	2952 x 2384	9' 8" x 7' 10"
Bathroom	2384 x 1932	7' 10" x 6' 4"

All dimensions are shown as maximum. Often taken to doorways, bedrooms include wardrobes where applicable. Wet rooms include showers and baths. Kitchens, where open plan, are taken to breakfast bars/worktops. The largest measurement is noted first whether this be length or width. All sizes are deemed to be +/-50mm (construction industry tolerance).



GROUND FLOOR



FIRST FLOOR

FOUR BEDROOM DETACHED HOME  
WITH INTEGRATED GARAGE  
1566 SQUARE FEET



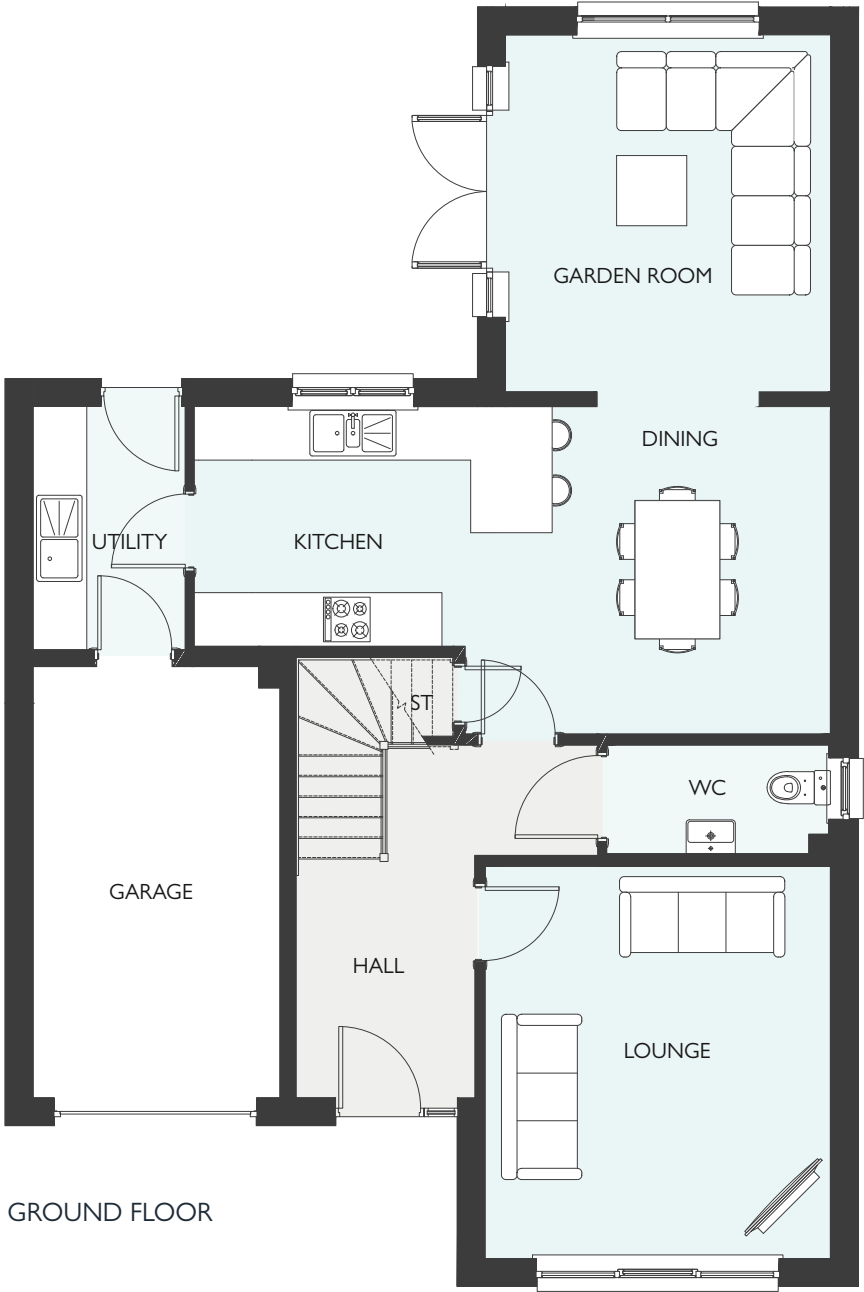
ELLIOT GARDEN ROOM



GROUND FLOOR	METRIC	IMPERIAL
Lounge	4389 × 3865	14' 5" × 12' 8"
Kitchen	4008 × 2685	13' 2" × 8' 10"
Dining	3666 × 3116	12' 0" × 10' 3"
Garden Room	3996 × 3639	13' 1" × 11' 11"
Utility	2723 × 1702	8' 11" × 5' 7"
WC	2485 × 1217	8' 2" × 4' 0"

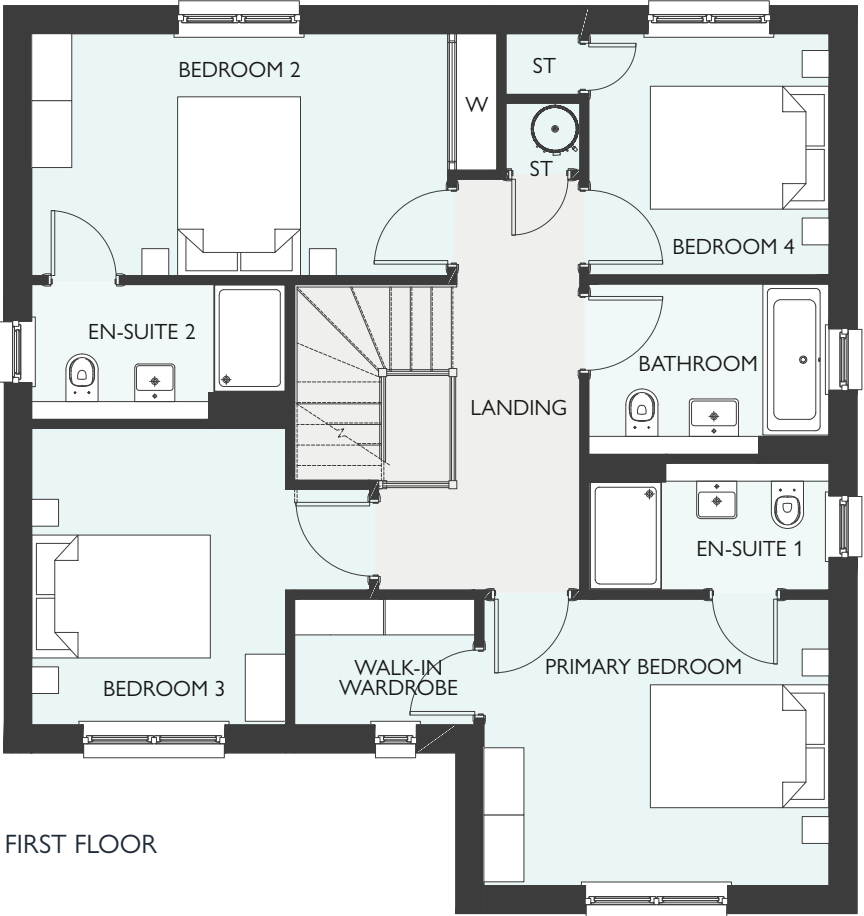
FIRST FLOOR	METRIC	IMPERIAL
Primary Bedroom	3865 × 3207	12' 8" × 10' 6"
En-Suite 1	2689 × 1420	8' 10" × 4' 8"
Walk-in Wardrobe	2017 × 1407	6' 7" × 4' 7"
Bedroom 2	5209 × 2707	17' 1" × 8' 11"
En-Suite 2	2842 × 1510	9' 4" × 4' 11"
Bedroom 3	3783 × 3319	12' 5" × 10' 11"
Bedroom 4	2702 × 2689	8' 10" × 8' 10"
Bathroom	2689 × 1906	8' 10" × 6' 3"

All dimensions are shown as maximum. Often taken to doorways, bedrooms include wardrobes where applicable. Wet rooms include showers and baths. Kitchens, where open plan, are taken to breakfast bars/worktops. The largest measurement is noted first whether this be length or width. All sizes are deemed to be +/-50mm (construction industry tolerance).



GROUND FLOOR

FOUR BEDROOM DETACHED HOME  
WITH INTEGRATED GARAGE  
1640 SQUARE FEET



FIRST FLOOR



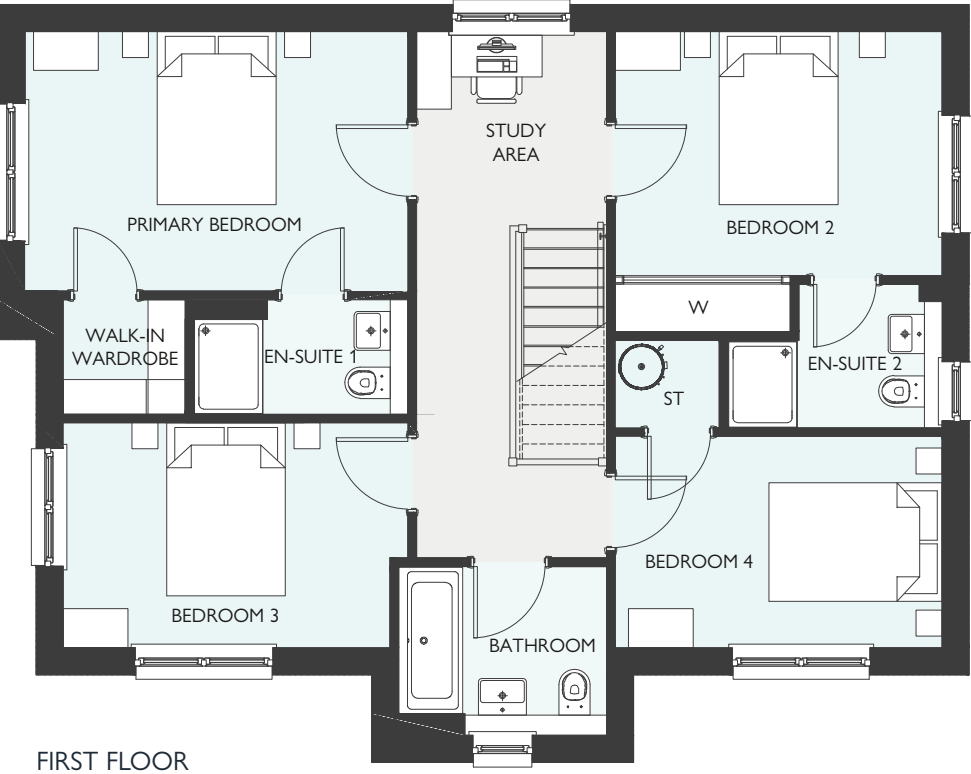
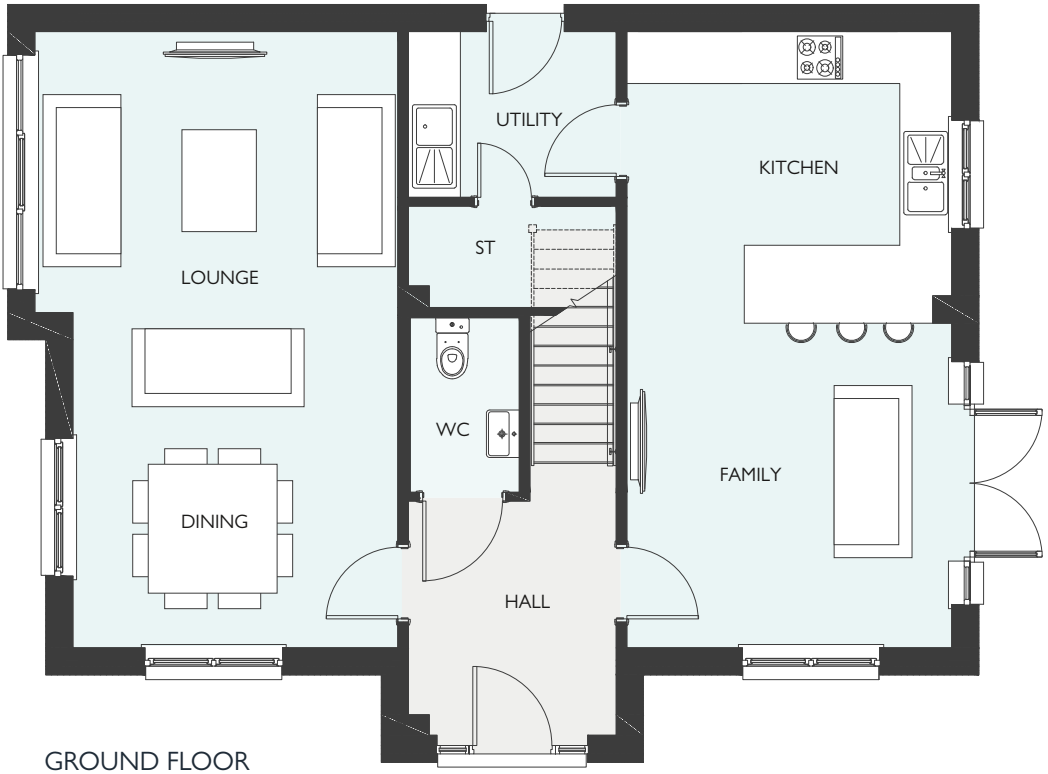
# GUIMARD MKII



FOUR BEDROOM DETACHED HOME  
WITH DETACHED GARAGE  
1641 SQUARE FEET

GROUND FLOOR	METRIC	IMPERIAL
Lounge	4196 x 4119	13' 9" x 13' 6"
Dining	3756 x 3008	12' 4" x 9' 10"
Kitchen	3756 x 3370	12' 4" x 11' 1"
Family	3756 x 3756	12' 4" x 12' 4"
Utility	2401 x 1915	7' 11" x 6' 3"
WC	2019 x 1245	6' 7" x 4' 1"
FIRST FLOOR	METRIC	IMPERIAL
Primary Bedroom	4427 x 3001	14' 6" x 9' 10"
En-Suite 1	2474 x 1324	8' 1" x 4' 4"
Walk-in Wardrobe	1412 x 1324	4' 8" x 4' 4"
Bedroom 2	3770 x 2822	12' 4" x 9' 3"
En-Suite 2	2474 x 1660	8' 1" x 5' 5"
Bedroom 3	3987 x 2725	13' 1" x 8' 11"
Bedroom 4	3770 x 2443	12' 4" x 8' 0"
Bathroom	2401 x 1952	7' 11" x 6' 5"

All dimensions are shown as maximum. Often taken to doorways, bedrooms include wardrobes where applicable. Wet rooms include showers and baths. Kitchens, where open plan, are taken to breakfast bars/worktops. The largest measurement is noted first whether this be length or width. All sizes are deemed to be +/-50mm (construction industry tolerance).





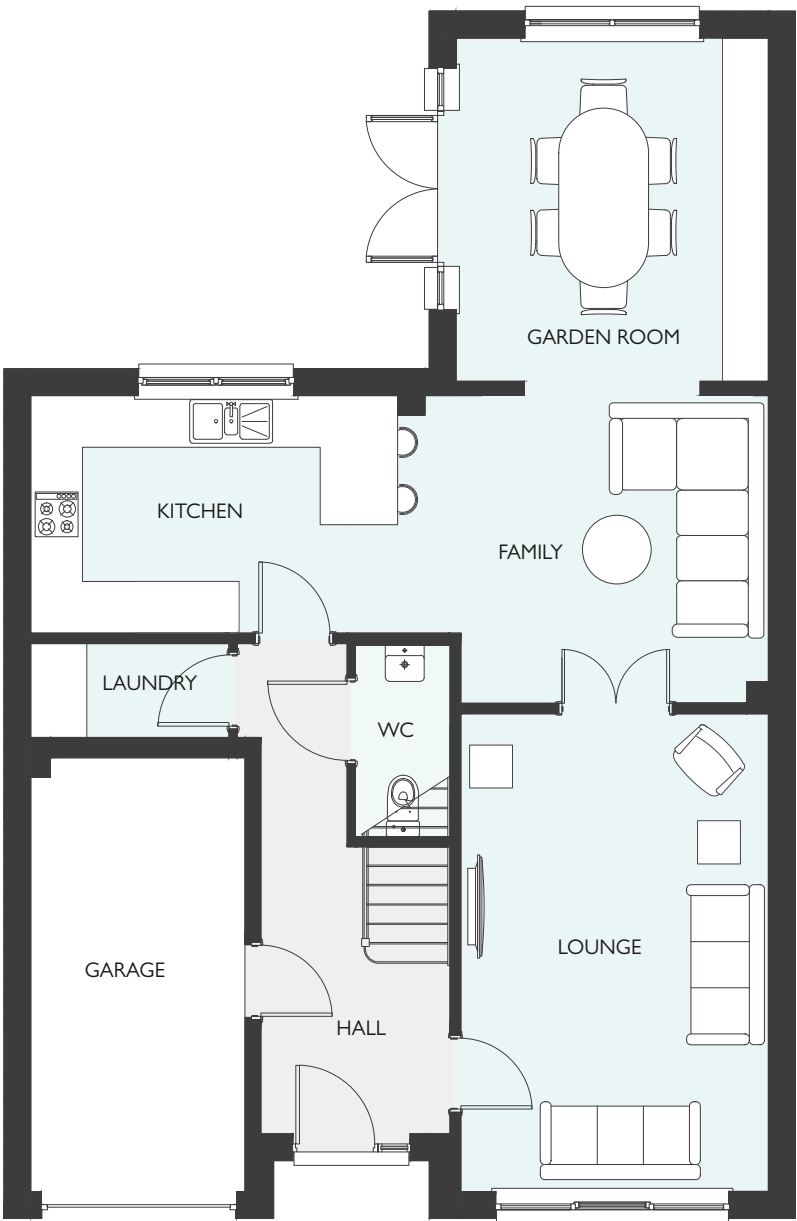
# EVERETT GARDEN ROOM



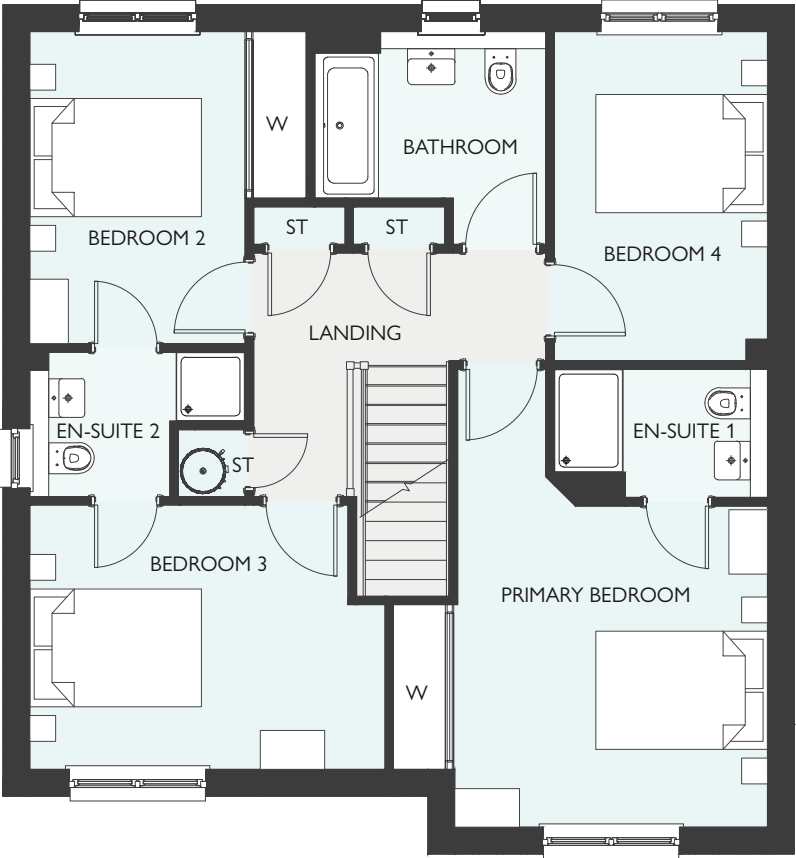
GROUND FLOOR	METRIC	IMPERIAL
Lounge	5561 × 3583	18' 3" × 11' 9"
Kitchen	4270 × 2762	14' 0" × 9' 1"
Family	4319 × 3568	14' 2" × 11' 8"
Garden Room	3996 × 3639	13' 1" × 11' 11"
Laundry	2304 × 1069	7' 7" × 3' 6"
WC	2234 × 1100	7' 4" × 3' 7"

FIRST FLOOR	METRIC	IMPERIAL
Primary Bedroom	5332 × 4354	17' 6" × 14' 3"
En-Suite 1	2482 × 1494	8' 2" × 4' 11"
Bedroom 2	3634 × 3219	11' 11" × 10' 7"
En-Suite 2	2506 × 1679	8' 3" × 5' 6"
Bedroom 3	4134 × 3074	13' 7" × 10' 1"
Bedroom 4	3831 × 2482	12' 7" × 8' 2"
Bathroom	2686 × 2479	8' 10" × 8' 2"

All dimensions are shown as maximum. Often taken to doorways, bedrooms include wardrobes where applicable. Wet rooms include showers and baths. Kitchens, where open plan, are taken to breakfast bars/worktops. The largest measurement is noted first whether this be length or width. All sizes are deemed to be +/-50mm (construction industry tolerance).



GROUND FLOOR



FIRST FLOOR

FOUR BEDROOM DETACHED HOME  
WITH INTEGRATED GARAGE  
1671 SQUARE FEET



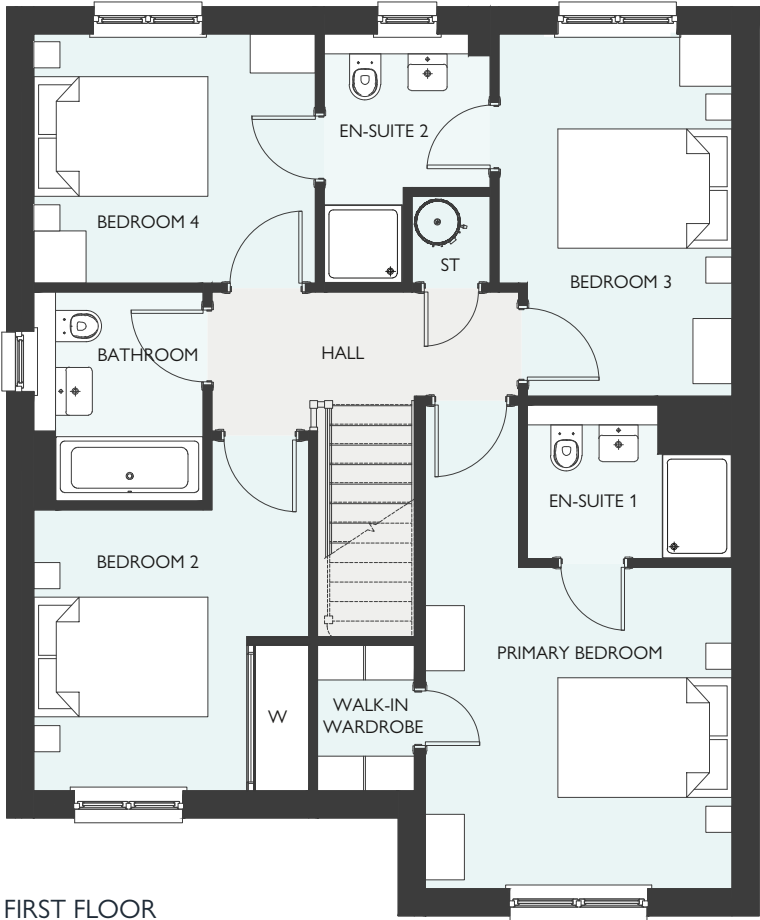
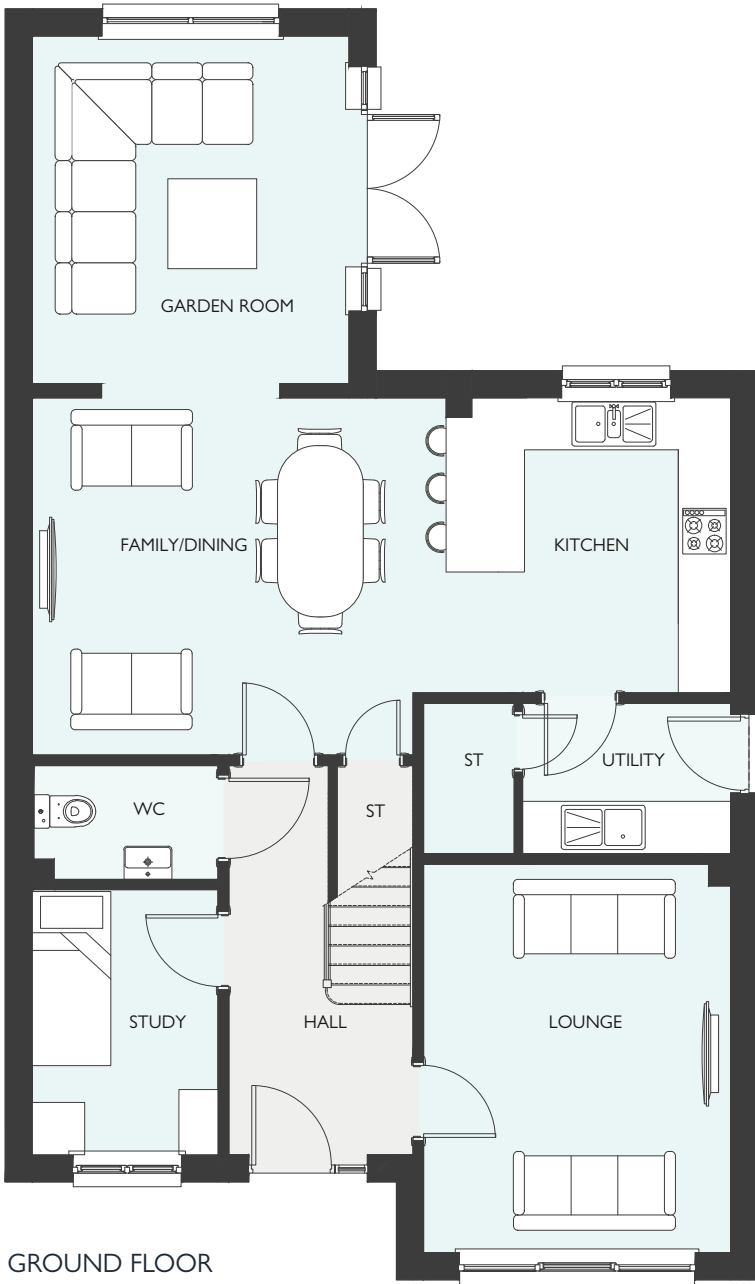
# JACOBSON GARDEN ROOM



GROUND FLOOR	METRIC	IMPERIAL
Lounge	4464 x 3526	14' 8" x 11' 7"
Kitchen	3389 x 3270	11' 1" x 10' 9"
Family/Dining	4757 x 4104	15' 7" x 13' 6"
Study	3037 x 2133	10' 0" x 7' 0"
Garden Room	3996 x 3639	13' 1" x 11' 11"
Utility	2388 x 1725	7' 10" x 5' 8"
WC	2133 x 1307	7' 0" x 4' 3"

FIRST FLOOR	METRIC	IMPERIAL
Primary Bedroom	5560 x 3526	18' 3" x 11' 7"
En-Suite 1	2353 x 1764	7' 9" x 5' 9"
Walk-in Wardrobe	1672 x 1113	5' 6" x 3' 8"
Bedroom 2	4035 x 3161	13' 3" x 10' 4"
En-Suite 2	2865 x 1911	9' 5" x 6' 3"
Bedroom 3	4156 x 2678	13' 8" x 8' 9"
Bedroom 4	3235 x 2865	10' 7" x 9' 5"
Bathroom	2406 x 1946	7' 11" x 6' 5"

All dimensions are shown as maximum. Often taken to doorways, bedrooms include wardrobes where applicable. Wet rooms include showers and baths. Kitchens, where open plan, are taken to breakfast bars/worktops. The largest measurement is noted first whether this be length or width. All sizes are deemed to be +/-50mm (construction industry tolerance).



FOUR BEDROOM DETACHED HOME  
WITH DETACHED GARAGE  
1751 SQUARE FEET

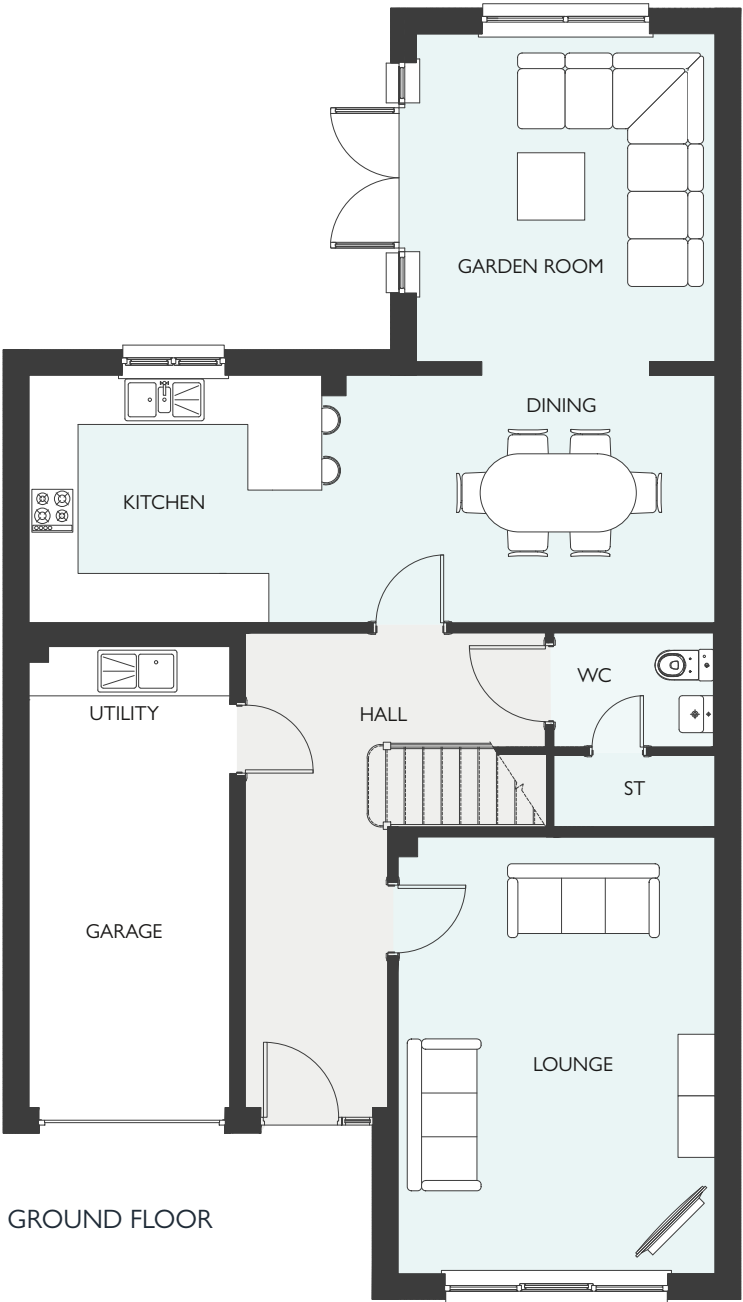


# HUTTON GARDEN ROOM

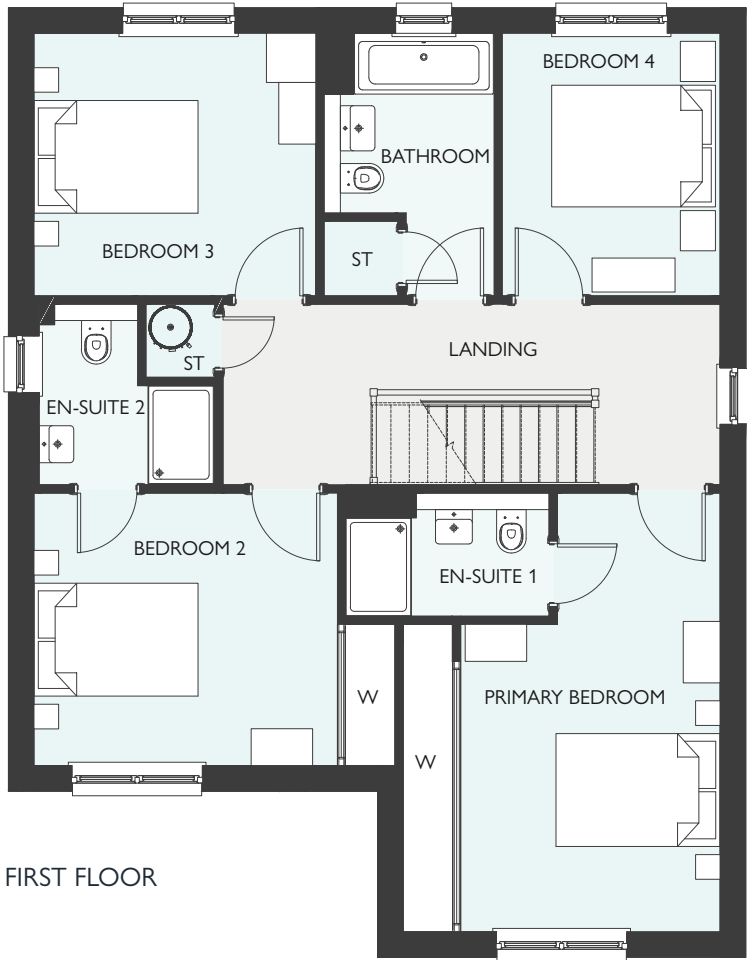


GROUND FLOOR	METRIC	IMPERIAL
Lounge	5336 × 3864	17' 6" × 12' 8"
Kitchen	3570 × 3016	11' 9" × 9' 11"
Dining	4794 × 3016	15' 9" × 9' 11"
Garden Room	3996 × 3639	13' 1" × 11' 11"
WC	1947 × 1391	6' 5" × 4' 7"
FIRST FLOOR	METRIC	IMPERIAL
Primary Bedroom	5336 × 3864	17' 6" × 12' 8"
En-Suite 1	2480 × 1490	8' 2" × 4' 11"
Bedroom 2	4399 × 3321	14' 5" × 10' 11"
En-Suite 2	2202 × 2139	7' 3" × 7' 0"
Bedroom 3	3434 × 3201	11' 3" × 10' 6"
Bedroom 4	3201 × 2654	10' 6" × 8' 8"
Bathroom	3201 × 2074	10' 6" × 6' 10"

All dimensions are shown as maximum. Often taken to doorways, bedrooms include wardrobes where applicable. Wet rooms include showers and baths. Kitchens, where open plan, are taken to breakfast bars/worktops. The largest measurement is noted first whether this be length or width. All sizes are deemed to be +/-50mm (construction industry tolerance).



GROUND FLOOR



FIRST FLOOR

FOUR BEDROOM DETACHED HOME  
WITH INTEGRATED GARAGE  
1771 SQUARE FEET

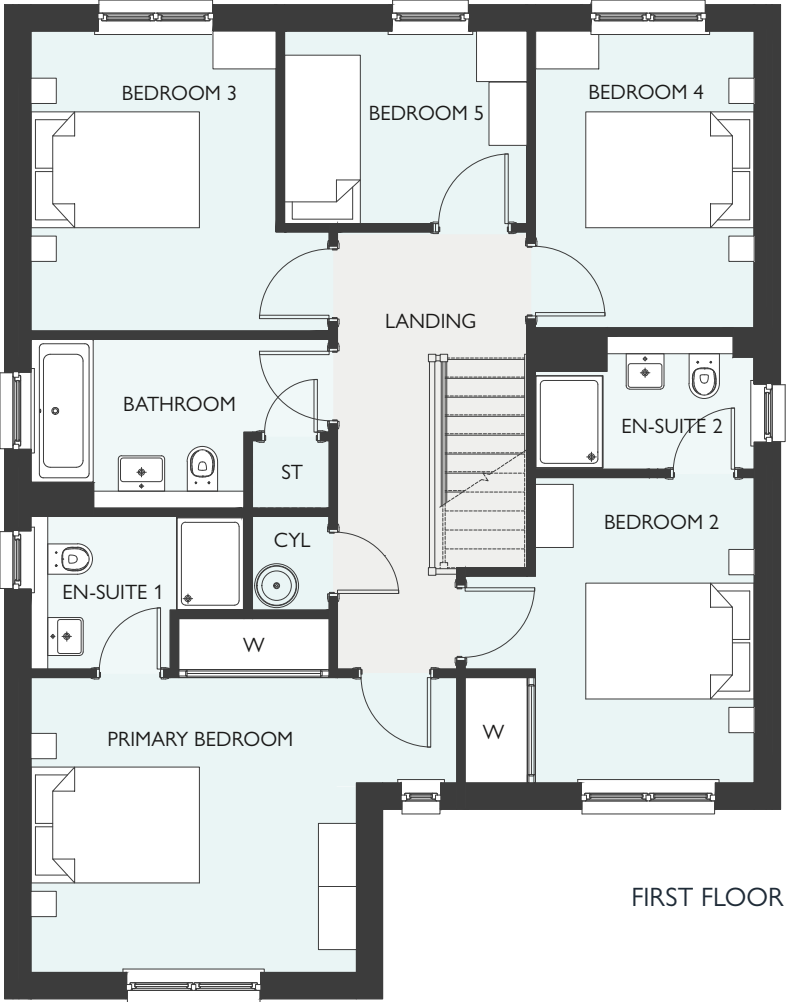
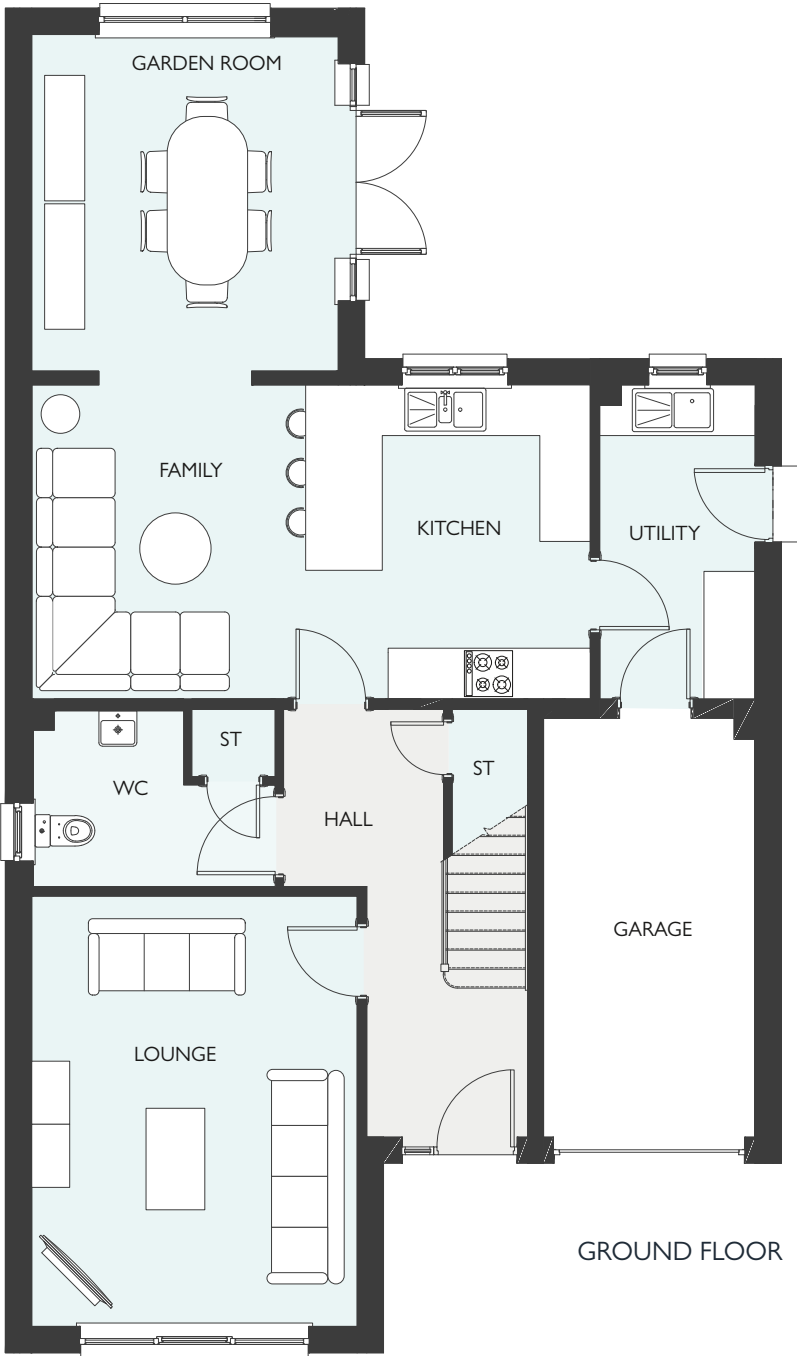


LAWRIE GARDEN ROOM



GROUND FLOOR	METRIC	IMPERIAL
Lounge	5087 × 3864	16' 8" × 12' 8"
Kitchen	3715 × 3285	12' 2" × 10' 9"
Family	3715 × 3348	12' 2" × 11' 0"
Garden Room	3996 × 3639	13' 1" × 11' 11"
Utility	3715 × 1855	12' 2" × 6' 1"
WC	2872 × 2077	9' 5" × 6' 10"
FIRST FLOOR	METRIC	IMPERIAL
Primary Bedroom	3864 × 3501	12' 8" × 11' 6"
En-Suite 1	2530 × 1811	8' 4" × 5' 11"
Bedroom 2	3624 × 3432	11' 11" × 11' 3"
En-Suite 2	2597 × 1579	8' 6" × 5' 2"
Bedroom 3	3561 × 3541	11' 8" × 11' 7"
Bedroom 4	3521 × 2596	11' 7" × 8' 6"
Bedroom 5	2878 × 2286	9' 5" × 7' 6"
Bathroom	3541 × 2001	11' 7" × 6' 7"

All dimensions are shown as maximum. Often taken to doorways, bedrooms include wardrobes where applicable. Wet rooms include showers and baths. Kitchens, where open plan, are taken to breakfast bars/worktops. The largest measurement is noted first whether this be length or width. All sizes are deemed to be +/-50mm (construction industry tolerance).



FIVE BEDROOM DETACHED HOME  
WITH INTEGRATED GARAGE  
1850 SQUARE FEET



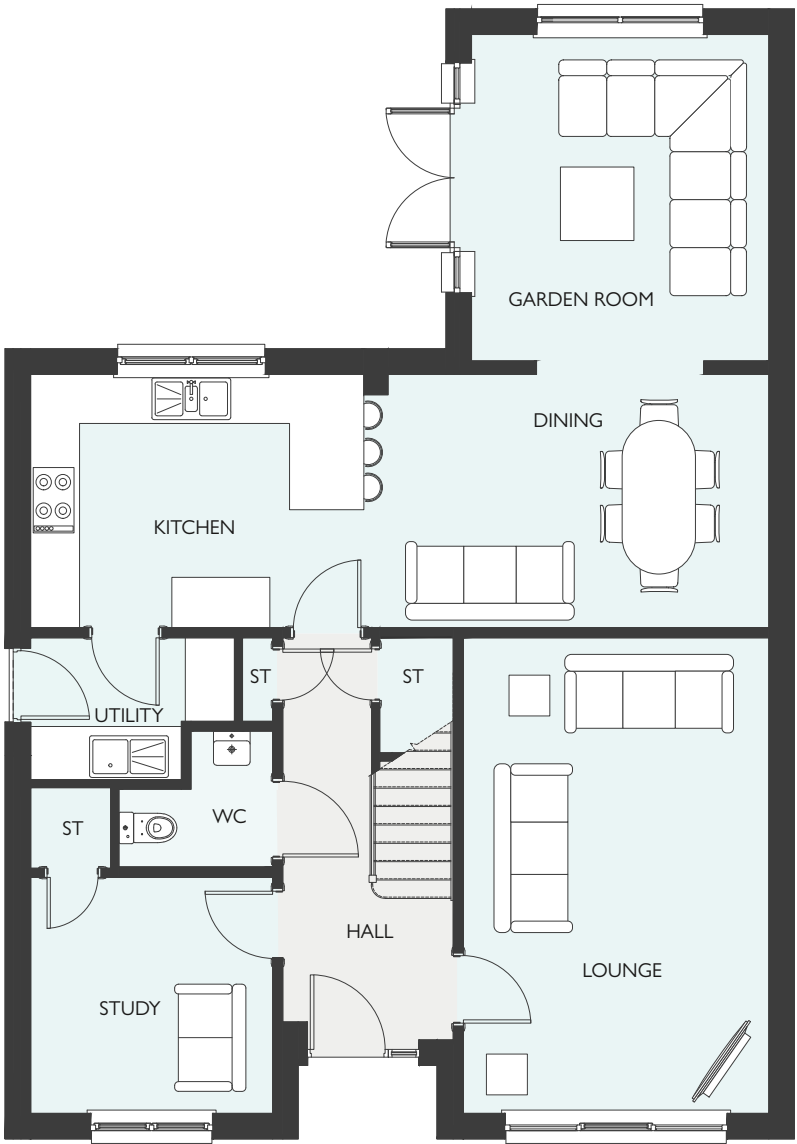
LEONARDO GARDEN ROOM MKII



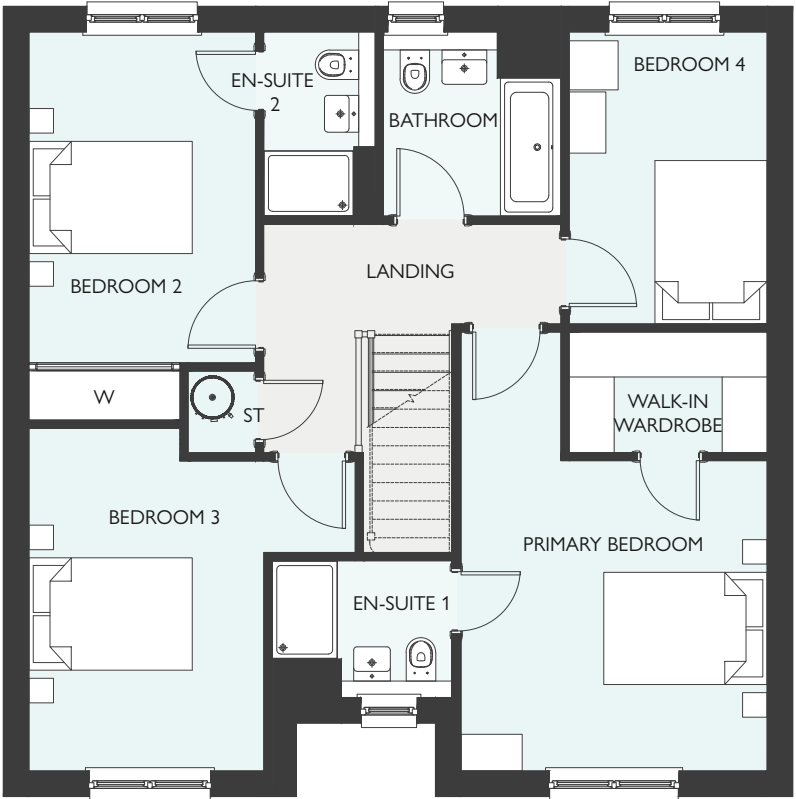
GROUND FLOOR	METRIC	IMPERIAL
Lounge	5824 x 3739	19' 1" x 12' 3"
Kitchen	4080 x 3100	13' 5" x 10' 2"
Dining	4959 x 3100	16' 3" x 10' 2"
Garden Room	3996 x 3639	13' 1" x 11' 11"
Study	2964 x 2890	9' 9" x 9' 6"
Utility	2495 x 1736	8' 2" x 5' 8"
WC	1883 x 1662	6' 2" x 5' 5"

FIRST FLOOR	METRIC	IMPERIAL
Primary Bedroom	5374 x 3749	17' 8" x 12' 4"
En-Suite 1	2198 x 1674	7' 3" x 5' 6"
Walk-in Wardrobe	2424 x 1474	7' 11" x 4' 10"
Bedroom 2	4752 x 2774	15' 7" x 9' 1"
En-Suite 2	2255 x 1364	7' 5" x 4' 6"
Bedroom 3	4197 x 2876	13' 9" x 9' 5"
Bedroom 4	3574 x 2424	11' 9" x 7' 11"
Bathroom	2255 x 2174	7' 5" x 7' 2"

All dimensions are shown as maximum. Often taken to doorways, bedrooms include wardrobes where applicable. Wet rooms include showers and baths. Kitchens, where open plan, are taken to breakfast bars/worktops. The largest measurement is noted first whether this be length or width. All sizes are deemed to be +/-50mm (construction industry tolerance).



GROUND FLOOR



FIRST FLOOR

FOUR BEDROOM DETACHED HOME  
WITH DETACHED DOUBLE GARAGE  
1878 SQUARE FEET

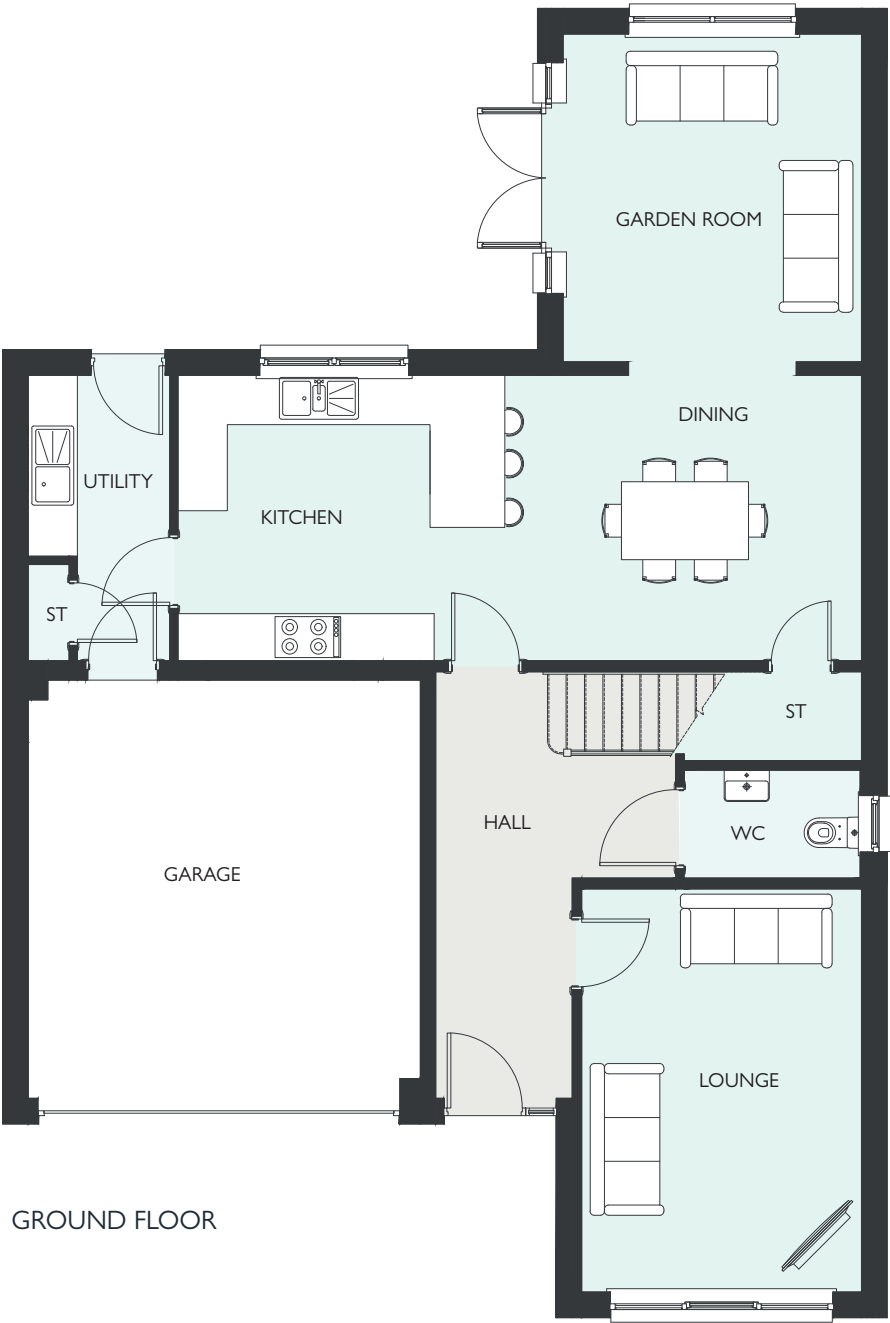


# MACKINTOSH GARDEN ROOM MKII



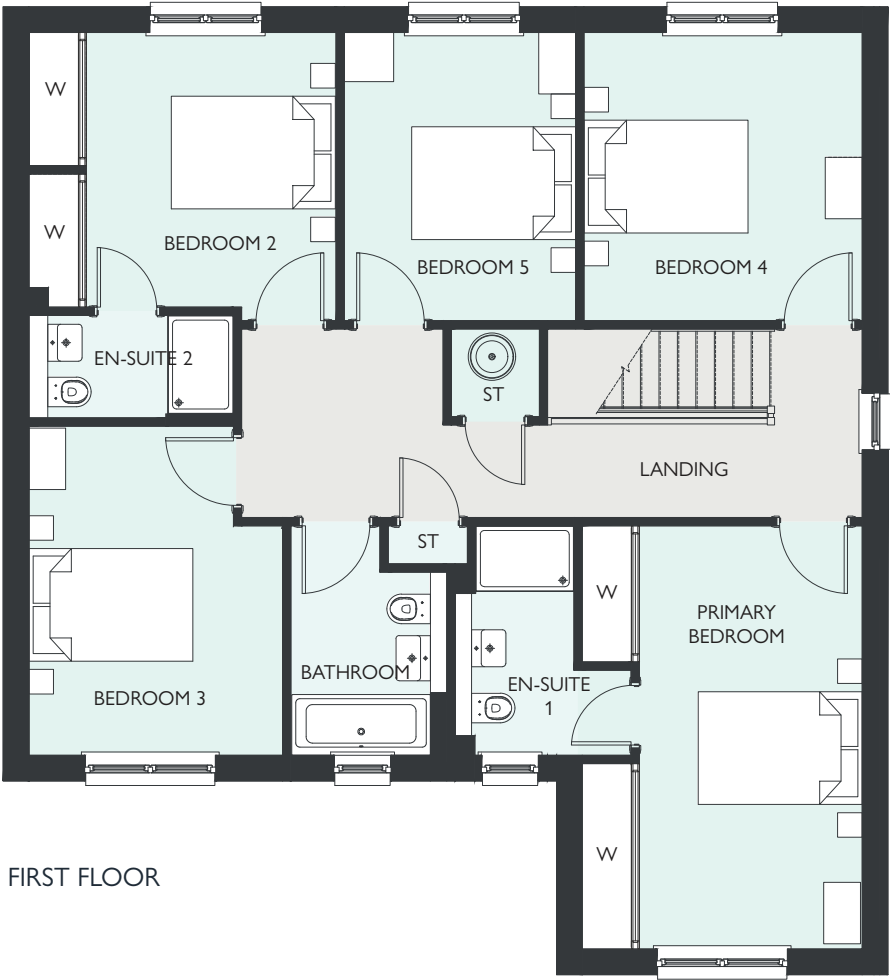
GROUND FLOOR	METRIC	IMPERIAL
Lounge	4914 × 3414	16' 1" × 11' 2"
Kitchen	3985 × 3480	13' 1" × 11' 5"
Dining	4351 × 3480	14' 3" × 11' 5"
Garden Room	3996 × 3639	13' 1" × 11' 11"
Utility	3480 × 1727	11' 5" × 5' 8"
WC	2147 × 1313	7' 1" × 4' 4"
FIRST FLOOR	METRIC	IMPERIAL
Primary Bedroom	5161 × 3414	16' 11" × 11' 2"
En-Suite 1	2798 × 1450	9' 2" × 4' 9"
Bedroom 2	3748 × 3349	12' 4" × 11' 0"
En-Suite 2	2495 × 1250	8' 2" × 4' 1"
Bedroom 3	4013 × 3095	13' 2" × 10' 2"
Bedroom 4	3514 × 3393	11' 6" × 11' 2"
Bedroom 5	3514 × 2821	11' 6" × 9' 3"
Bathroom	2798 × 1902	9' 2" × 6' 3"

All dimensions are shown as maximum. Often taken to doorways, bedrooms include wardrobes where applicable. Wet rooms include showers and baths. Kitchens, where open plan, are taken to breakfast bars/worktops. The largest measurement is noted first whether this be length or width. All sizes are deemed to be +/-50mm (construction industry tolerance).



GROUND FLOOR

FIVE BEDROOM DETACHED HOME  
WITH INTEGRATED DOUBLE GARAGE  
1980 SQUARE FEET



FIRST FLOOR



EVERETT GRAND



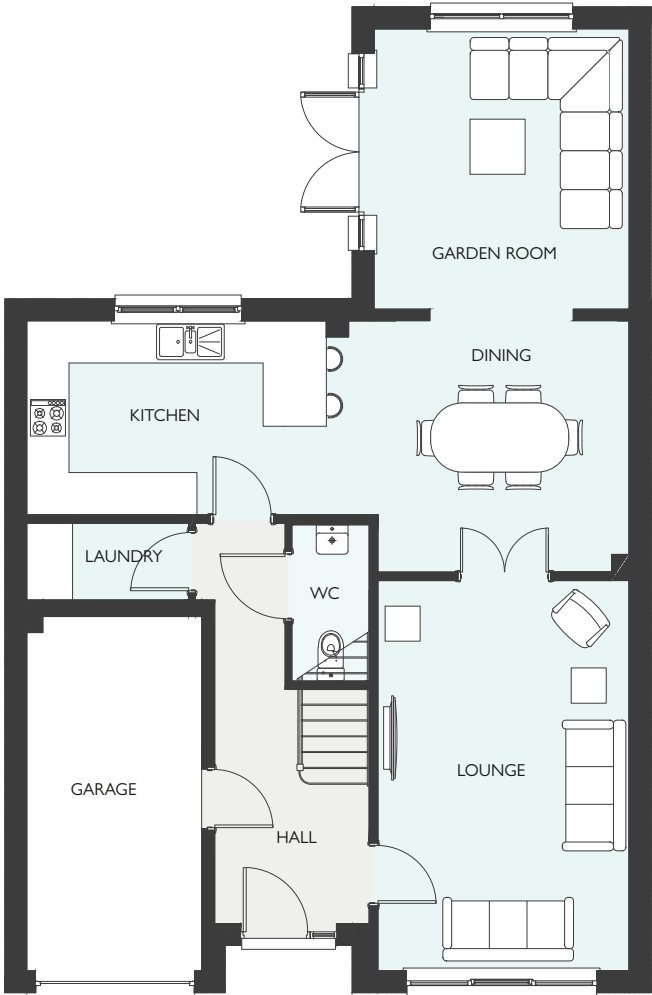
FIVE BEDROOM DETACHED HOME  
WITH INTEGRATED GARAGE  
2118 SQUARE FEET

GROUND FLOOR	METRIC	IMPERIAL
Lounge	5561 × 3593	18' 3" × 11' 9"
Kitchen	4270 × 2762	14' 0" × 9' 1"
Dining	4319 × 3568	14' 2" × 11' 8"
Garden Room	3996 × 3639	13' 1" × 11' 11"
Laundry	2304 × 1069	7' 7" × 3' 6"
WC	2234 × 1100	7' 4" × 3' 7"

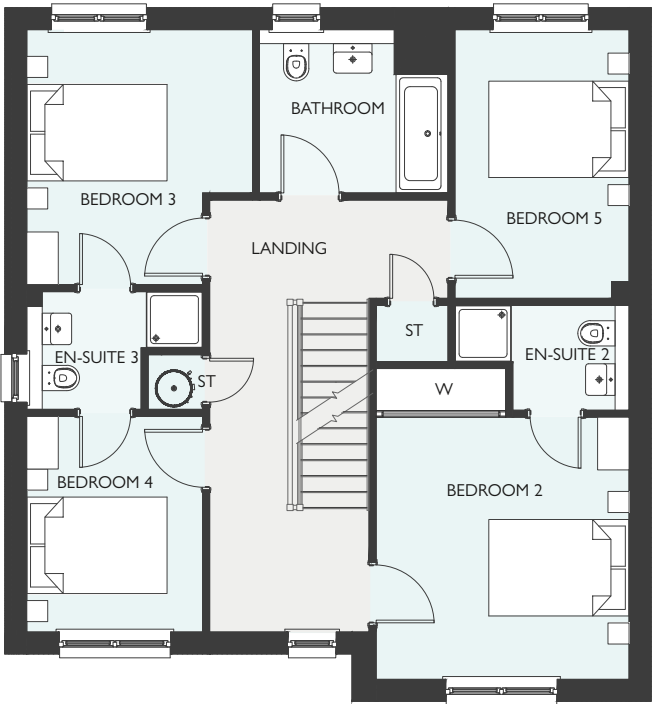
FIRST FLOOR	METRIC	IMPERIAL
Bedroom 2	4431 × 3607	14' 6" × 11' 10"
En-Suite 2	2482 × 1494	8' 2" × 4' 11"
Bedroom 3	3634 × 3219	11' 11" × 10' 7"
En-Suite 3	2506 × 1679	8' 3" × 5' 6"
Bedroom 4	3304 × 2506	9' 11" × 8' 3"
Bedroom 5	3831 × 2482	12' 7" × 8' 2"
Bathroom	2686 × 2329	8' 10" × 7' 8"

SECOND FLOOR	METRIC	IMPERIAL
Primary Bedroom	5632 × 3456	18' 6" × 11' 4"
En-Suite 1	3607 × 3572	11' 10" × 11' 9"
Dressing Room	3420 × 1959	11' 3" × 6' 5"

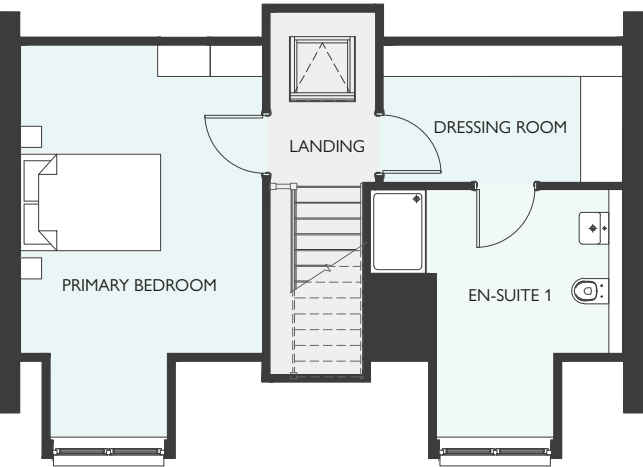
All dimensions are shown as maximum. Often taken to doorways, bedrooms include wardrobes where applicable. Wet rooms include showers and baths. Kitchens, where open plan, are taken to breakfast bars/worktops. The largest measurement is noted first whether this be length or width. All sizes are deemed to be +/-50mm (construction industry tolerance).



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

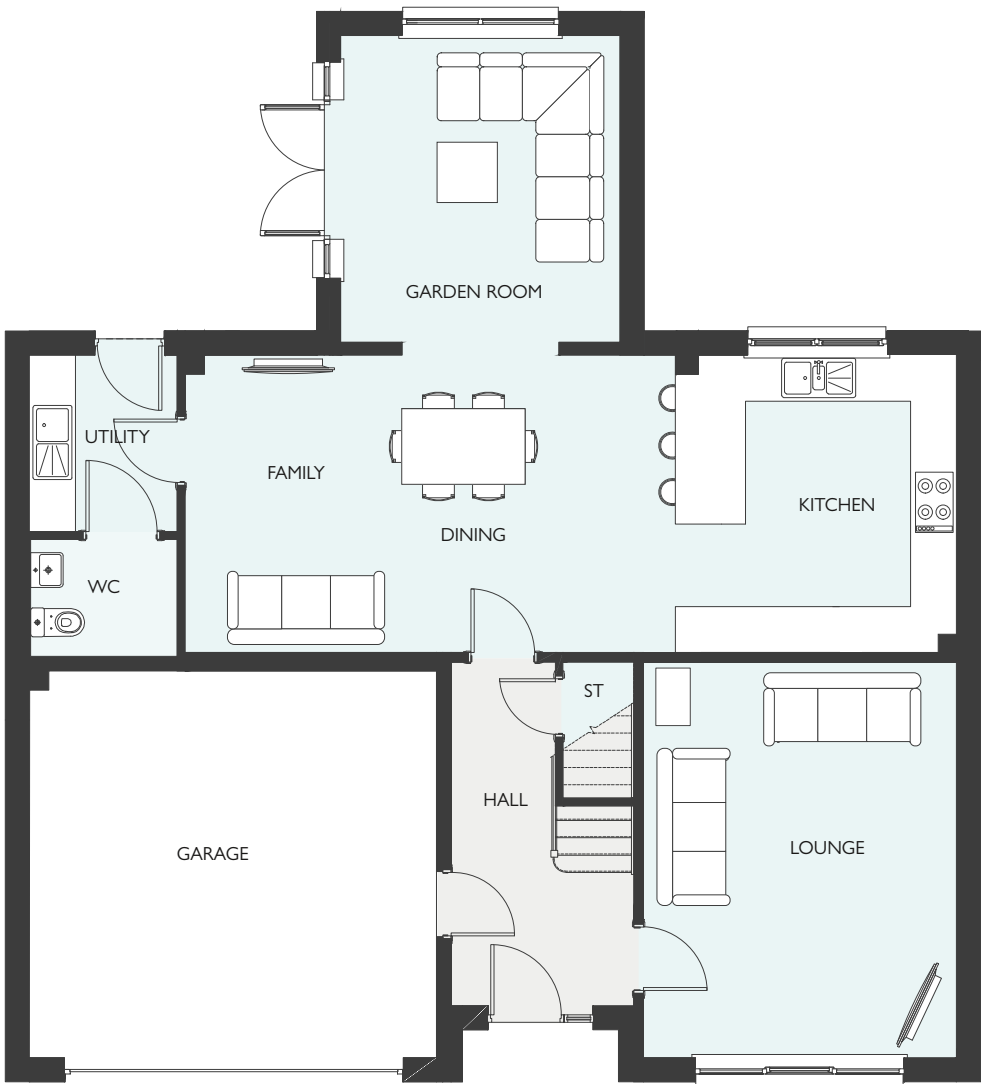


MITCHELL GARDEN ROOM



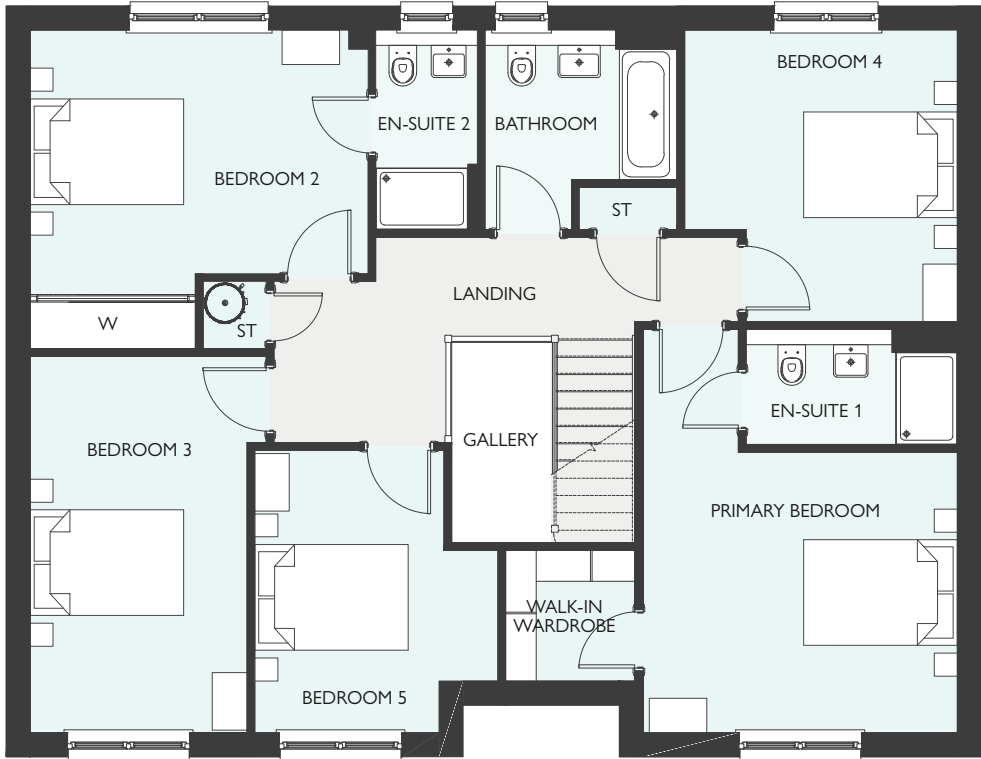
GROUND FLOOR	METRIC	IMPERIAL
Lounge	5152 x 4079	16' 11" x 13' 5"
Kitchen	3875 x 3663	12' 9" x 12' 0"
Family/Dining	6389 x 3875	21' 0" x 12' 9"
Garden Room	3997 x 3639	13' 1" x 11' 11"
Utility	2300 x 1924	7' 7" x 6' 4"
WC	1906 x 1525	6' 3" x 5' 0"
FIRST FLOOR	METRIC	IMPERIAL
Primary Bedroom	5252 x 4089	17' 3" x 13' 5"
En-Suite 1	2749 x 1499	9' 0" x 4' 11"
Walk-in Wardrobe	1699 x 1680	5' 7" x 5' 6"
Bedroom 2	4401 x 4149	14' 5" x 13' 7"
En-Suite 2	2599 x 1324	8' 6" x 4' 4"
Bedroom 3	4902 x 3077	16' 1" x 10' 1"
Bedroom 4	3799 x 3549	12' 6" x 11' 8"
Bedroom 5	3677 x 3167	12' 1" x 10' 5"
Bathroom	2599 x 2499	8' 6" x 8' 2"

All dimensions are shown as maximum. Often taken to doorways, bedrooms include wardrobes where applicable. Wet rooms include showers and baths. Kitchens, where open plan, are taken to breakfast bars/worktops. The largest measurement is noted first whether this be length or width. All sizes are deemed to be +/-50mm (construction industry tolerance).



GROUND FLOOR

FIVE BEDROOM DETACHED HOME  
WITH INTEGRATED DOUBLE GARAGE  
2193 SQUARE FEET



FIRST FLOOR



LAWRIE GRAND

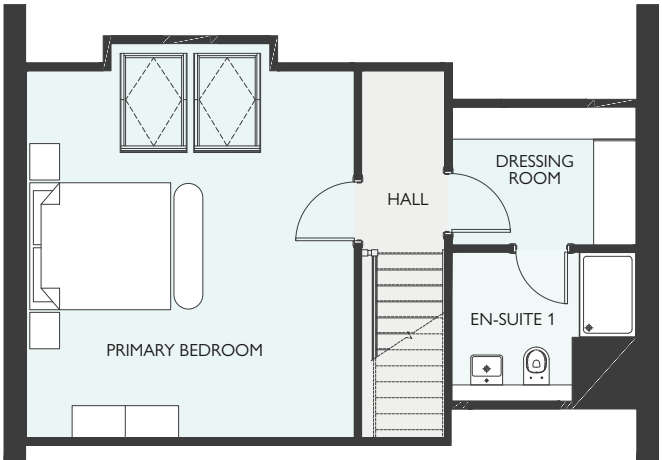
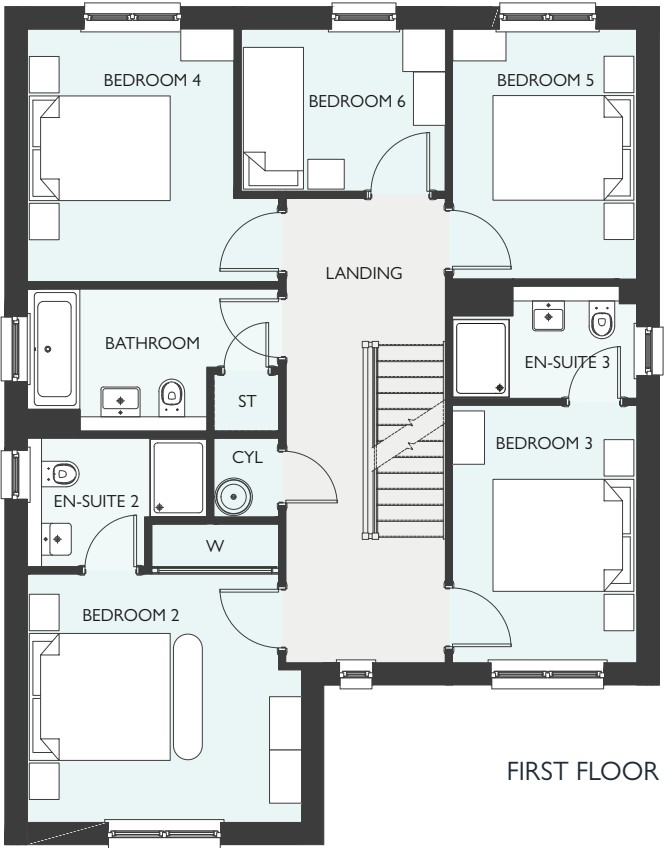
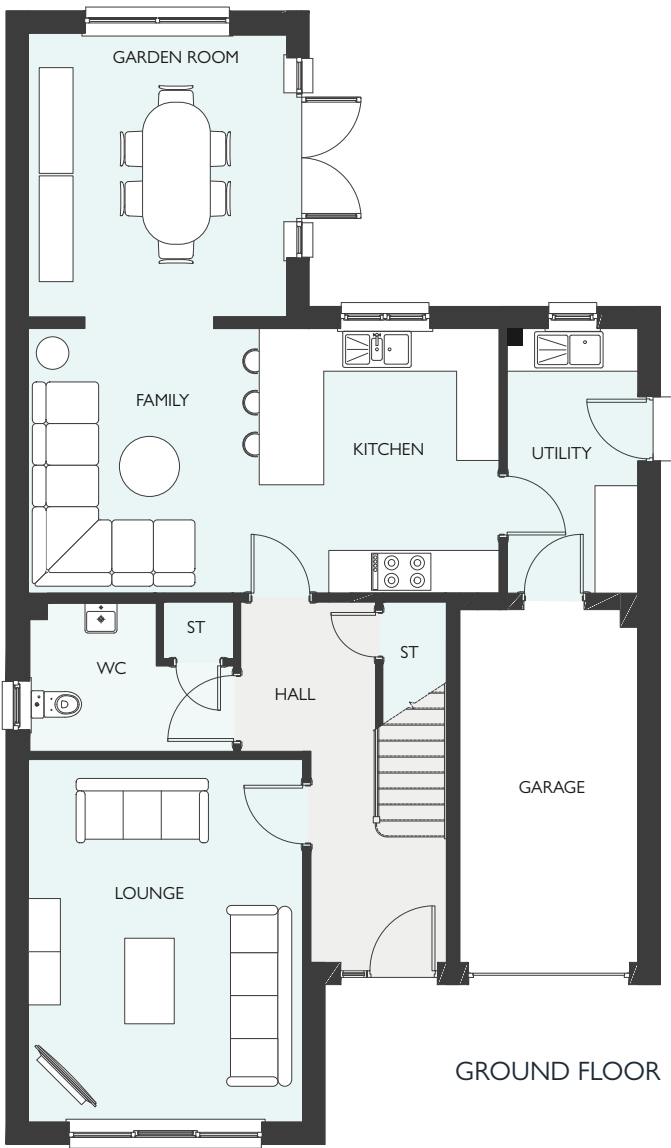


GROUND FLOOR	METRIC	IMPERIAL
Lounge	5087 × 3864	16' 8" × 12' 8"
Kitchen	3715 × 3285	12' 2" × 10' 9"
Family	3715 × 3348	12' 2" × 11' 0"
Garden Room	3996 × 3639	13' 1" × 11' 11"
Utility	3715 × 1855	12' 2" × 6' 1"
WC	2872 × 2087	9' 5" × 6' 10"

FIRST FLOOR	METRIC	IMPERIAL
Bedroom 2	4202 × 3864	13' 9" × 12' 8"
En-Suite 2	2530 × 1811	8' 4" × 5' 11"
Bedroom 3	3624 × 2597	11' 11" × 8' 6"
En-Suite 3	2597 × 1579	8' 6" × 5' 2"
Bedroom 4	3561 × 3541	11' 8" × 11' 7"
Bedroom 5	3521 × 2596	11' 7" × 8' 6"
Bedroom 6	2878 × 2286	9' 5" × 7' 6"
Bathroom	3541 × 1991	11' 7" × 6' 6"

SECOND FLOOR	METRIC	IMPERIAL
Primary Bedroom	5550 × 4619	18' 3" × 15' 2"
En-Suite 1	2597 × 2099	8' 6" × 6' 11"
Dressing Room	2597 × 1942	8' 6" × 6' 4"

All dimensions are shown as maximum. Often taken to doorways, bedrooms include wardrobes where applicable. Wet rooms include showers and baths. Kitchens, where open plan, are taken to breakfast bars/worktops. The largest measurement is noted first whether this be length or width. All sizes are deemed to be +/-50mm (construction industry tolerance).



SIX BEDROOM DETACHED HOME  
WITH INTEGRATED GARAGE  
2282 SQUARE FEET



# MURRAY GARDEN ROOM MKII



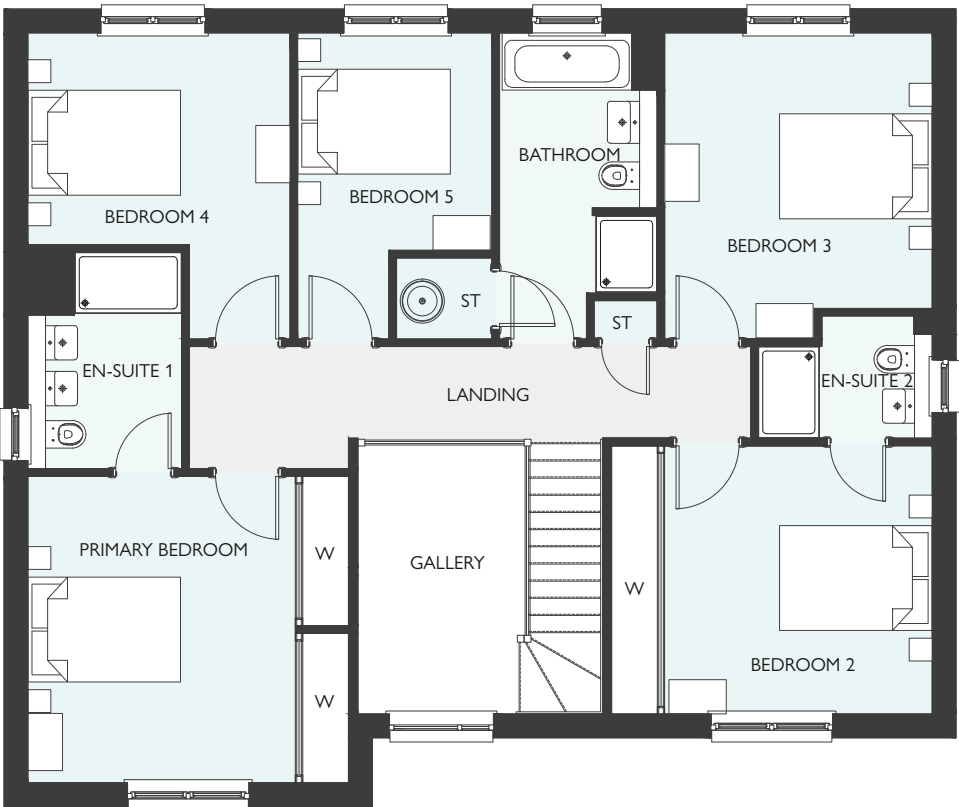
GROUND FLOOR	METRIC	IMPERIAL
Lounge	5282 x 5192	17' 4" x 17' 0"
Snug	4202 x 3644	13' 9" x 11' 11"
Kitchen	4625 x 4109	15' 2" x 13' 6"
Family	7227 x 3519	23' 9" x 11' 7"
Garden Room	3996 x 3639	13' 1" x 11' 11"
Utility	2667 x 1824	8' 9" x 6' 0"
WC	1806 x 1416	5' 11" x 4' 8"

FIRST FLOOR	METRIC	IMPERIAL
Primary Bedroom	4202 x 4014	13' 9" x 13' 2"
En-Suite 1	2836 x 2015	9' 4" x 6' 7"
Bedroom 2	4202 x 3514	13' 9" x 11' 6"
En-Suite 2	2278 x 1600	7' 6" x 5' 3"
Bedroom 3	4011 x 3504	13' 2" x 11' 6"
Bedroom 4	4011 x 3435	13' 2" x 11' 3"
Bedroom 5	4011 x 2545	13' 2" x 8' 4"
Bathroom	4011 x 2064	13' 2" x 6' 9"

All dimensions are shown as maximum. Often taken to doorways, bedrooms include wardrobes where applicable. Wet rooms include showers and baths. Kitchens, where open plan, are taken to breakfast bars/worktops. The largest measurement is noted first whether this be length or width. All sizes are deemed to be +/-50mm (construction industry tolerance).



GROUND FLOOR



FIRST FLOOR

FIVE BEDROOM DETACHED HOME  
WITH DETACHED DOUBLE GARAGE  
2437 SQUARE FEET

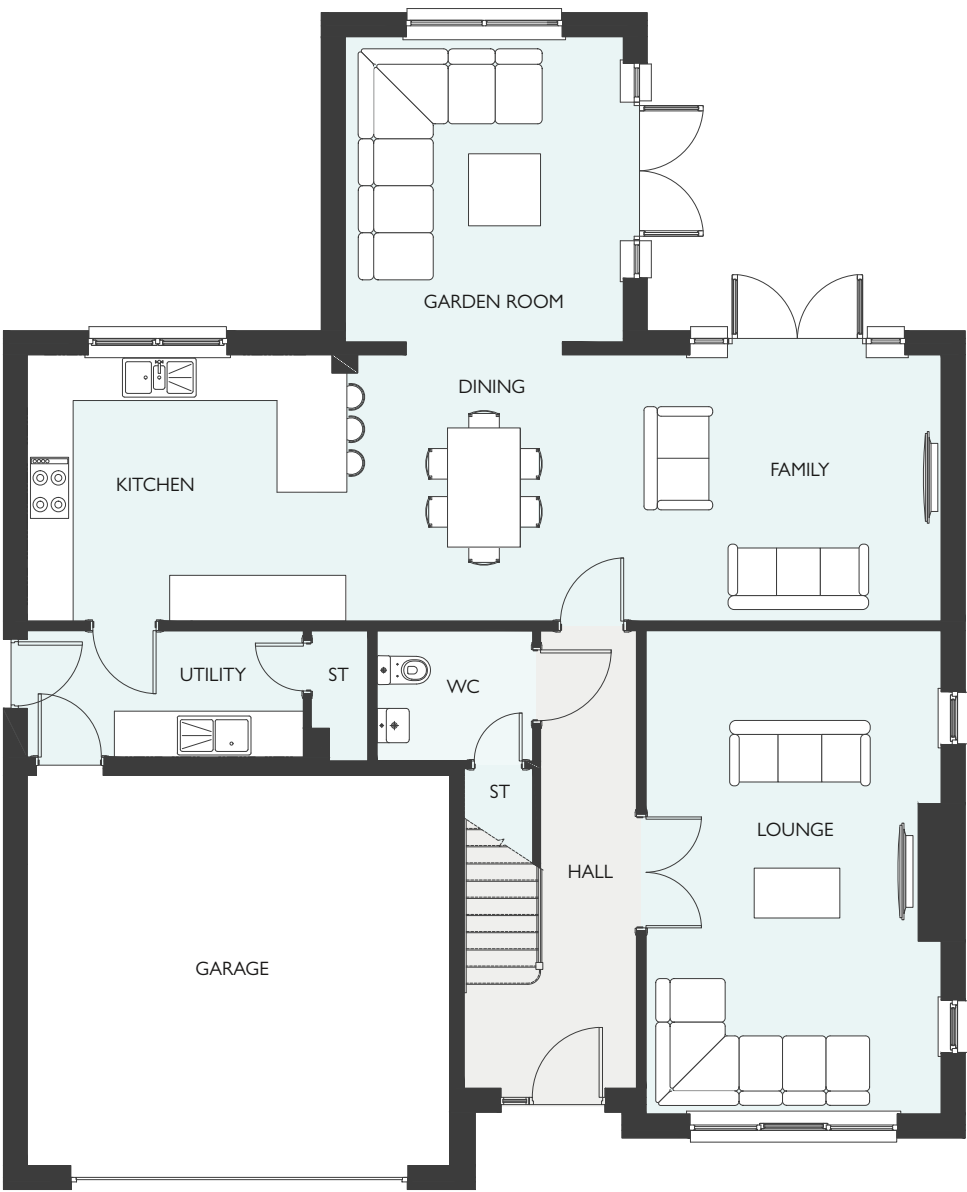


# NASMYTH GARDEN ROOM



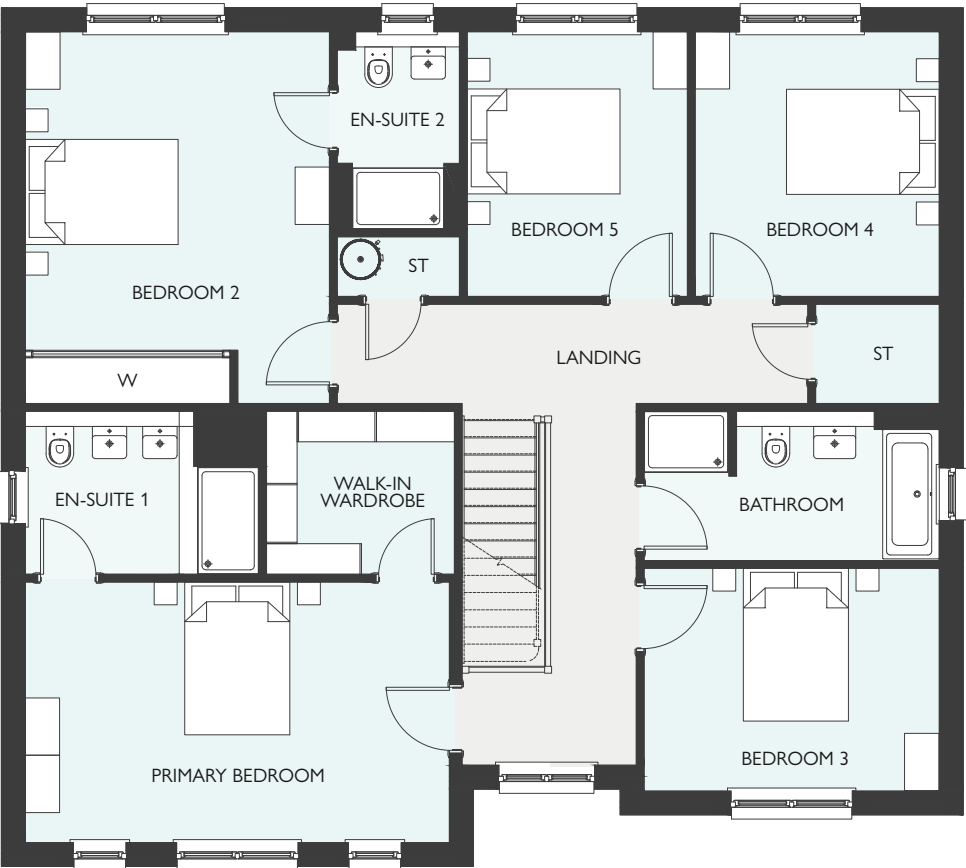
GROUND FLOOR	METRIC	IMPERIAL
Lounge	6327 × 3864	20' 9" × 12' 8"
Kitchen	4183 × 3487	13' 9" × 11' 5"
Family/Dining	7781 × 3487	25' 6" × 11' 5"
Garden Room	3996 × 3639	13' 1" × 11' 11"
Utility	3614 × 1654	11' 10" × 5' 5"
WC	2039 × 1705	6' 8" × 5' 7"
FIRST FLOOR	METRIC	IMPERIAL
Primary Bedroom	5551 × 3411	18' 3" × 11' 2"
En-Suite 1	3057 × 2134	10' 0" × 7' 0"
Walk-in Wardrobe	2459 × 2134	8' 1" × 7' 0"
Bedroom 2	4857 × 3982	15' 11" × 13' 1"
En-Suite 2	2583 × 1600	8' 6" × 5' 3"
Bedroom 3	3864 × 2917	12' 8" × 9' 7"
Bedroom 4	3466 × 3195	11' 4" × 10' 6"
Bedroom 5	3466 × 2884	11' 4" × 9' 6"
Bathroom	3864 × 1954	12' 8" × 6' 5"

All dimensions are shown as maximum. Often taken to doorways, bedrooms include wardrobes where applicable. Wet rooms include showers and baths. Kitchens, where open plan, are taken to breakfast bars/worktops. The largest measurement is noted first whether this be length or width. All sizes are deemed to be +/-50mm (construction industry tolerance).



GROUND FLOOR

FIVE BEDROOM DETACHED HOME  
WITH INTEGRATED DOUBLE GARAGE  
2458 SQUARE FEET



FIRST FLOOR





## THE 10 PRINCIPLES OF THE NEW HOMES QUALITY CODE

We are a registered developer of the New Homes Quality Board (NHQB) and adhere to the New Homes Quality Code (NHQC). Below is a nationally recognised code of standards and principles which we must always adhere to during your buying process.

### 1. FAIRNESS

Customers must be treated fairly throughout the home buying and after-sales process.

### 2. SAFETY

Works must be carried out and completed in accordance with all requisite Building Regulations and Requirements, as may be set out by a Building Safety Regulator or local authority, as applicable.

### 3. QUALITY

All works must be completed to a good quality standard in accordance with all applicable building and other standards and regulations as well as to the specification for the New Home and ensure that Legal Completion only takes place when a New Home is complete (as defined in section 2 of the Code).

### 4. SERVICE

Systems, processes and training of staff must be in place to meet the Customer Service Requirements of the New Homes Quality Code and not use high-pressure selling techniques to influence a Customer's decision to buy a New Home.

### 5. RESPONSIVENESS

Be clear, responsive and timely in responding to Customer issues by having in place a robust after-sales Service and effective Complaints process as required by the Code.

### 6. TRANSPARENCY

Provide clear and accurate information about the purchase of the New Home, including tenure and potential future committed costs such as those relating to Leasehold or Management Services.

### 7. INDEPENDENCE

Make sure that Customers are aware that they should appoint independent legal advisers when buying a New Home and that they have the right, as set out in the Code, to an independent Pre-Completion Inspection before Legal Completion takes place.

### 8. INCLUSIVITY

Take steps to identify and provide appropriate support to Vulnerable Customers as well as to make the Code available to all Customers, including in appropriately accessible formats and languages.

### 9. SECURITY

Ensure that there are reasonable financial arrangements in place, through insurance or otherwise, to meet all obligations under the Code, including timely repayment of financial deposits when due and any financial awards made by a New Homes Ombudsman Service.

### 10. COMPLIANCE

Be subject to, co-operate and comply with the Requirements of the New Homes Quality Board and a New Homes Ombudsman Service.





## COMPLAINTS PROCEDURE

Our committed teams work hard to ensure that each step of your journey with us delivers the Robertson standard.

Our aim is to deliver a quality of service that lives up to your expectations. Should you have any questions or concerns about Robertson Homes, or wish to make a complaint, please contact us straight away.

Our Complaints Procedure is designed to identify and resolve any issue you may have, efficiently and effectively.

### HOW TO MAKE A COMPLAINT:

For our complete complaints process please visit:  
[robertsonhomes.co.uk/complaints-procedure/](https://robertsonhomes.co.uk/complaints-procedure/)

Using the Robertson Homes complaints procedure does not affect your statutory rights.





**CONSUMER  
CODE FOR  
HOME BUILDERS**

[www.consumercode.co.uk](http://www.consumercode.co.uk)

## WHAT HAPPENS NEXT?

We're more than happy to help at every stage of your home buying journey. From making a reservation to personalising your home, here are the answers to some of your most frequently asked questions. Anything else you'd like to know, please just ask.

### HOW WILL I KNOW WHEN NEW HOMES ARE RELEASED?

We'll release all new plots to the website on a first come, first served basis, and will follow up with an email to everyone who's registered their interest.

### HOW DO I RESERVE A HOME?

Before you can reserve a Robertson home, make an appointment with our sales team to go over any important information and confirm you're in a position to conclude missives within 42 days from the day you make a reservation (this includes a 14-day cooling off period). With this in mind, it's a good idea to speak to a solicitor and mortgage lender (or financial advisor) first and make them aware of these timings. We're happy to give you a list of recommended contacts.

Our dedicated sales team can guide you through the reservation paperwork and process fee. We'll need to see valid proof of your identity such as a current passport or photo driving licence and recent utility bill (within 3 months). If it's a joint purchase, this applies to you both.

### CAN I RESERVE A HOME BEFORE LAUNCH?

We want everyone to have a fair opportunity to reserve their chosen home. We can note your interest in a specific plot, with a potential opt-in to secure an Early Bird reservation (please see heading Early Birds). If you register your interest online and opt-in to receive email alerts, you'll receive information about release dates and how to reserve at the same time as everyone else who's registered. You can also confirm your interest with our Sales Executive.

### CAN YOU HELP ME SELL MY CURRENT HOME?

Please speak to your sales team and they will happily discuss any potential assisted move schemes that may be available. Please note these would be plot and development specific.

### WHAT IS AN EARLY BIRD RESERVATION?

An Early Bird Reservation allows you to pre-reserve your home before the price and date of entry have been released. It's only available on specific plots and developments, so your Sales Executive can advise you if your chosen plot or development qualifies.

If you qualify and meet our criteria, we'll ask you to pay a £150 deposit to secure your preferred home and have first option to buy when it's released for sale. This deposit is fully refundable should you decide not to proceed to full reservation once the property is released for sale.

The Consumer Protection from Unfair Trading Regulations 2008. Robertson Homes operate a policy of continual product development and the specifications outlined in this brochure are indicative only. Any alterations to the specifications will be of equal or greater value and Robertson Homes reserves the right to implement changes to the specifications without warning. Whilst these particulars are prepared with all due care for the convenience of intending purchasers, the information is intended as a preliminary guide only and should not be relied upon as describing any of the Specified Matters referred to in the Regulations made under the above Act. As with photographs/illustrations in this brochure, the display material in our customer reception is provided purely as a guide, indicating a typical style of a property. The computer generated images and photographs do not necessarily represent the actual finishings/elevation or treatments, furnishings and fittings at this development. Room measurements are approximate only. Floor plans, dimensions and specifications are correct at the time of print. The illustrated location map is a general guide only. For specific particulars, please speak to the Development Sales Consultant for the most up-to-date information. Nothing contained in this brochure shall constitute or form part of any contract. Information contained in this brochure is accurate at the time of going to press May 2025.





ROBERTSON HOMES

ALMONDELL

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